North Park

Community Plan

DRAFT October 2016

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INTRODUCTION

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1.2 COMMUNITY PLANNING FRAMEWORK
1.3 LEGISLATIVE FRAMEWORK
1.4 COMMUNITY PLAN GUIDING PRINCIPLES
1.5 PLANNING PROCESS
1.6 ELEMENTS OF THE COMMUNITY PLAN AND PLAN ORGANIZATION

INTRODUCTION

North Park is a dynamic urban community located in the central core of the City of San Diego. Originally settled at the turn of the 20th century, North Park has evolved into a community of thriving neighborhoods with a diversity of housing, strong commercial districts, and a growing arts community. The North Park Community Plan strives to reflect and protect North Park's uniqueness while planning for future growth in the community.

The North Park Community Plan is an update of the 1986 Greater North Park Community Plan which was preceded by the 1970 Park North-East Community Plan and the 1969 North Park Commercial Area Plan. A component of San Diego's General Plan, the North Park Community Plan is a guide for how the community will grow and develop over 20 to 30 years. The plan includes specific goals and recommendations regarding the use and development of land and addresses mobility, economic prosperity, public facilities, conservation, open space and recreation. The plan also envisions a sustainable community that preserves historic resources and North Park's unique aesthetic character.

1.1 COMMUNITY PROFILE

COMMUNITY SETTING

The community of North Park encompasses approximately 2,258 acres located in the central portion of the City of San Diego (Figure 1-1). North Park is bordered by the communities of Uptown on the west, Mission Valley on the north, the Mid-City communities of Normal Heights and City Heights on the east, and Golden Hill to the south. Balboa Park, the 1,400 acre urban cultural park, abuts the community on the southwest.

North Park is defined by its location on a mesa top, intersected with canyons and bounded by hillside areas along its northern boundary adjacent to Mission Valley and its southeastern boundary adjacent to Golden Hill. The majority of North Park's topography is relatively flat or gently sloping.

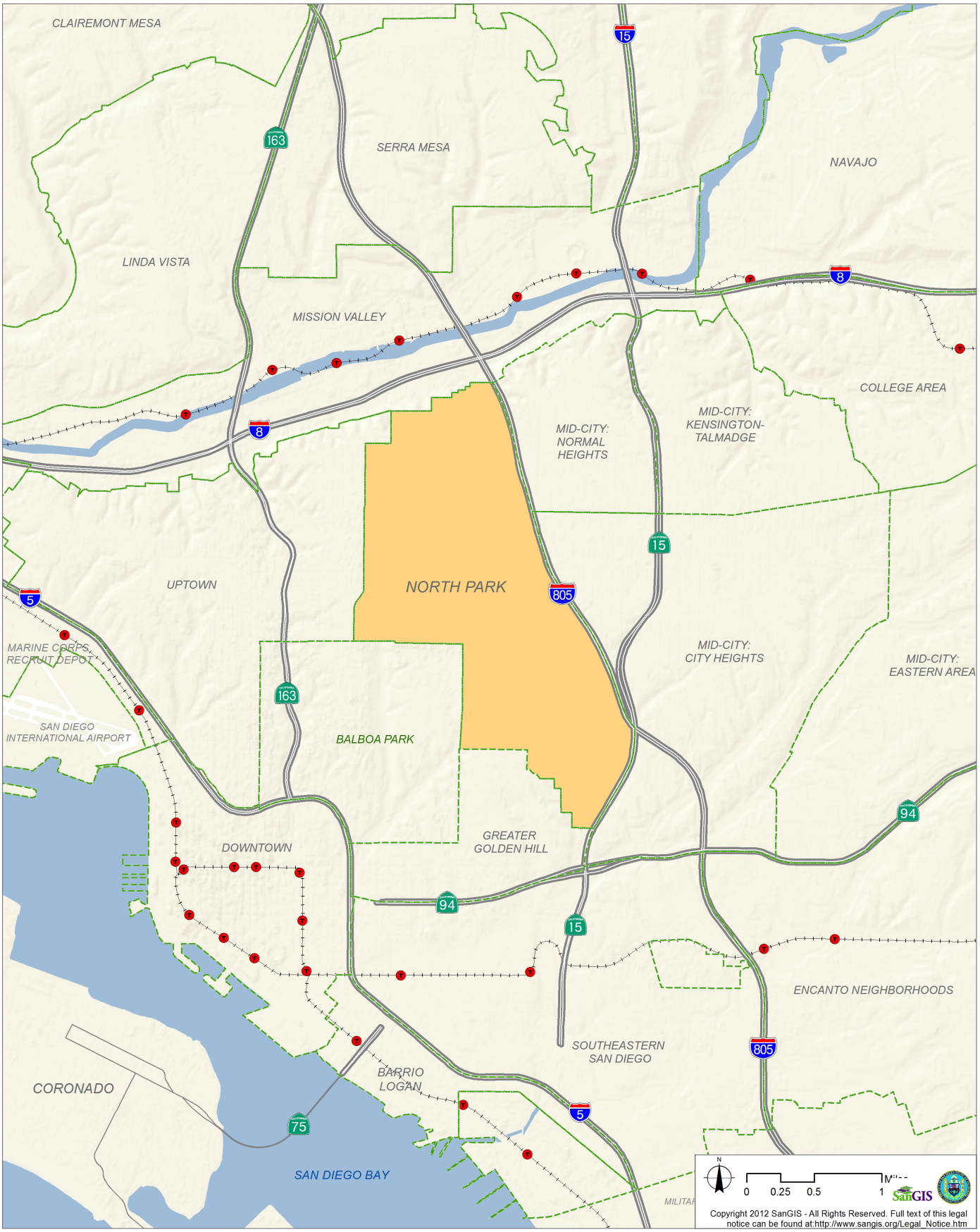
North Park is one of the older urbanized communities in the City of San Diego with original subdivisions being recorded just after the turn of the 20th century. The built environment of North Park includes vibrant commercial corridors surrounded by multi-family residential with single-family neighborhoods concentrated in the northern and southern portions of the community.

North Park's transportation system is based on a strong grid street pattern that facilitates multi-modal circulation. The community is traversed by two major east-west streets, University Avenue and El Cajon Boulevard. Adams Avenue, another east-west street, serves the neighborhoods in northern portion of the community. Park Boulevard, which is the community's western boundary, as well as 30th Street and Texas Street are north-south streets of significance within the community. These major streets are characterized by streetcar-era commercial establishments dating as far back as the 1910s and auto-oriented development from the 1940s and 1950s.

North Park is a community of historic neighborhoods.

The North Park Theater, built in 1923, is model example of North Park's redevelopment and revitalization efforts.

Figure 1-1: *Community Location*



HISTORIC CONTEXT

North Park traces its development history to shortly after the turn of the 20th century when land in the vicinity of 30th Street and University Avenue was subdivided. The name "North Park" was derived from the fact that it was located to the north of "South Park," which was then centered around 30th and Beech Streets.

Residential development during the first half of the 20th century was made possible by a streetcar system which accommodated movement within and outside the community. The streetcar system also led to the development of active commercial districts along University Avenue, El Cajon Boulevard, and Park Boulevard. Although the streetcar system was dismantled in the 1940s, North Park continued to grow after World War II and became a suburban shopping district. However, with the development of freeways and shopping centers in Mission Valley in the 1960s, North Park evolved into a bedroom community with a population primarily dependent upon other areas of the City for jobs, services and goods. It was during this time that North Park entered a period of decline with failing business districts and deteriorating neighborhoods.

The 1990s brought the start of a renaissance to North Park. Residential areas stabilized with reinvestment and a renewed interest in the preservation of North Park's historic architecture. Commercial areas also saw a revival and an eclectic arts district began to emerge. The revitalization of North Park continues to enhance its diverse and vibrant character. See the Historic Preservation Element for more information related to the community's history and development periods.

Bungalow courtyard homes are a characteristic aspect of North Park's residential neighborhoods.

NORTH PARK NEIGHBORHOODS

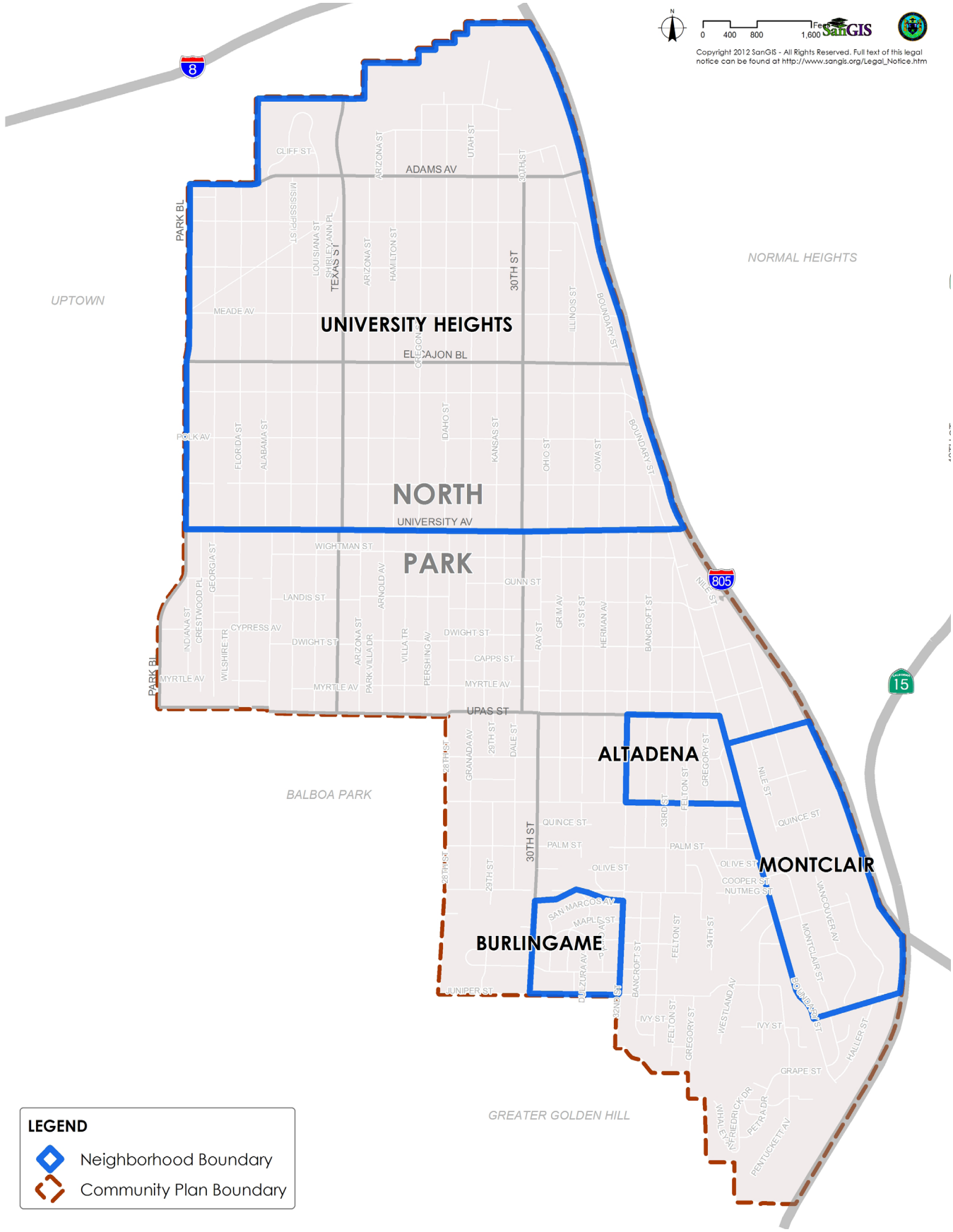
Several neighborhoods exist within the North Park community (see Figure 1-2). While neighborhood boundaries are not officially defined, they are illustrated in this plan and are based upon factors such as historical documents, county assessor's parcel maps, property deeds, subdivision maps, police beat maps, the existence of active neighborhood organizations, and residents' perceptions about where they live within North Park. Through the years residents within these neighborhoods have come together to focus on their local needs, improvement opportunities, and to celebrate their local identity within the North Park community. Although Figure 1-2 shows several active neighborhoods within the community, other neighborhoods can emerge as local residents in other areas of the North Park community organize and promote their own neighborhood identity.

River rock column monuments depicting an ostrich symbol are identity markers for the University Heights neighborhood.

POPULATION CHARACTERISTICS

The population of North Park was 46,420 persons as of 2016. Residents represent all economic and ethnic backgrounds. Based on the build-out of the community plan, the future population of North Park community is estimated to be approximately 73,170.

Figure 1-2: *North Park Neighborhoods*



1.2 COMMUNITY PLANNING FRAMEWORK

The North Park Community Plan provides a long range guide for the community's future physical development. The community plan update process started in 2009 with an intensive public outreach effort centered around community meetings. These meetings included stakeholder committees, neighborhood associations, workshops on key topics, a multi-day charrette and meetings of the North Park Planning Committee, the City's recognized community planning group.

This Community Plan considers North Park's setting and history as it makes recommendations for future development. North Park's location on a broad mesa interspersed with many natural or semi-developed canyons allows a distinctive combination of outward views and interaction with open space along most community edges. These characteristics also provide a sense of seclusion from adjacent communities not uncommon for San Diego's neighborhoods. Adjacent freeways reinforce this relationship as they have usually followed canyons and other low points in San Diego. North Park is also adjacent to the northern and eastern sides of Balboa Park and all its resources.

North Park has been part of one of the longest historical development periods in the region due to its central location and accommodative zoning. Early development in San Diego radiated out from Downtown along streetcar lines. Commercial districts formed along these arterial streets and at major crossings. A legacy remains of traditional storefronts uniquely suited to small and sole-proprietor businesses. The concentrations of retail and employment uses nearby in Downtown and Mission Valley draw certain retail formats and employment away from these communities. The community's development history has created a range of building forms and architectural styles as well as historic resources in need of preservation. It has also in some locations resulted in awkward scale transitions and juxtaposition of building styles.

A grid pattern of streets enhances connectivity and promotes walkability in North Park, yet traffic congestion occurs where street widths narrow or access is funneled due to canyon and freeway interfaces. Aging right-of-way infrastructure often needs to be upgraded and/or replaced.

North Park and adjacent communities Uptown and Golden Hill share direct access to Balboa Park.

Shared transportation networks: Mid-City Rapid Bus connects North Park and surrounding community residents to regional transportation network.

A 3-day public charrette focused on urban design, mobility, recreation, and historic resources to develop ideas for the community plan.

1.3 LEGISLATIVE FRAMEWORK

GENERAL PLAN

The General Plan sets out a citywide long-range vision and policy framework to guide future development, provide public services, and maintain the qualities that define San Diego. A set of overall guiding principles were established to guide the formation of policy for the General Plan (see box at right). Whereas the prior Progress Guide and General Plan which focused on how to develop vacant land, the current General Plan focuses on how to design infill development and reinvest in existing communities. A key component guiding new development is the City of Villages Strategy which proposes that growth be directed into pedestrian-friendly mixed-use activity centers linked to an improved regional transit system.

Regional and local investments that promote transit and bicycle use support this strategy. By increasing transportation choices, a reduction in overall vehicle miles traveled can be achieved which is a key contributor to broader sustainable development initiatives. Better mobility options are also needed for those who cannot drive, do not own a motor vehicle, or prefer to reduce their dependence on the automobile. Public health benefits can also be achieved with any reduction in air pollutants associated with alternative modes of transportation such as walking, bicycling, utilizing public transit.

The North Park Community Plan is a component of the General Plan. It is intended to further express the General Plan policies for the North Park community through the provision of more site-specific recommendations that implement goals and policies, and to guide zoning and the Capital Improvement Plan. The General Plan and the North Park Community Plan work together to establish the framework for growth and development in the community.

Some specific General Plan policies are referenced within the Community Plan to emphasize their significance for North Park, but all applicable General Plan policies may be cited in conjunction with the community plan whether or not they are specifically referenced. Both the General Plan and the North Park Community Plan should be consulted for guidance regarding land use planning matters in the community. While the Community Plan addresses specific community needs, its policies and recommendations remain in harmony with the General Plan, citywide policies, and other community plans.

General Plan Guiding Principles

1. An open space network formed by parks, canyons, river valleys, habitats, beaches and ocean;
2. Diverse residential communities formed by the open space network;
3. Compact and walkable mixed-use villages of different scales within communities;
4. Employment centers for a strong economy;
5. An integrated regional transportation network of walkways, bikeways, transit, roadways, and freeways that efficiently link communities and villages to each other and to employment centers;
6. High quality, affordable, and well-maintained public facilities to serve the City's population, workers, and visitors;
7. Historic districts and sites that respect our heritage;
8. Balanced communities that offer opportunities for all San Diegans and share citywide responsibilities;
9. A clean and sustainable environment; and
10. A high aesthetic standard.

CLIMATE ACTION PLAN

The Climate Action Plan (CAP) is intended to ensure the City of San Diego achieves Greenhouse Gas (GHG) reductions through local action. The CAP identifies five primary strategies implemented by a number of targets and actions which together will meet

GHG reduction target for 2020, as well as an interim target set for 2035 that is on the trajectory to the 2050 statewide goal established in former Governor Arnold Schwarzenegger's Executive Order S-3-05. One of the primary strategies identified in the CAP is to implement bicycling, walking, transit and land use strategies that promote increased capacity for transit-supportive residential and employment densities and provide more walking and bicycling opportunities in these areas. The North Park Community Plan takes a multi-modal approach to improving circulation and access through and within North Park. These mobility policies and recommendations implement the General Plan's Mobility Element and ultimately propose a refined mobility strategy specifically for North Park that enhances transit stations as well as pedestrian and bicycle infrastructure, focused along the major commercial corridors and in village areas.

LAND DEVELOPMENT CODE

The City's Land Development Code contains planning, zoning, subdivision and building regulations which implement the policies of the General Plan and community plans. Located in the City's Municipal Code, the Land Development Code includes regulations for areas throughout the City.

IMPACT FEE STUDY

The North Park Impact Fee Study (IFS) identifies public facilities needed to maintain existing levels of service within the community. The IFS is based on the policies and build-out assumptions of the Community Plan. The IFS establishes the collection of Development Impact Fees (DIF) to mitigate the impact of new development through provisions of a portion of the financing needed for public facilities identified in the IFS. The DIF does not fund facilities to serve the existing population. Rather, it is a mechanism to mitigate the impact of new development on the community.

MULTIPLE SPECIES CONSERVATION PROGRAM

The Multiple Species Conservation Program (MSCP) is a comprehensive, long-term habitat conservation planning program that is designed to preserve native habitat for multiple species and is implemented by the City's MSCP Subarea Plan. The MSCP identifies areas for directed development and areas to be conserved in perpetuity, referred to as the Multi-Habitat Planning Area (MHPA), to achieve a workable balance between smart growth and species conservation. A portion of the open space lands within North Park are within the MHPA. These open space lands are addressed in the Conservation and Recreation Elements of the Community Plan.

ENVIRONMENTAL REVIEW

A Programmatic Environmental Impact Report (EIR) was prepared in concert with the North Park Community Plan pursuant to the California Environmental Quality Act (CEQA) to address potential environmental impacts that would result from implementation of the Community Plan. Where impacts were identified, measures to reduce or avoid impacts were identified and incorporated into the community plan to the extent feasible.

As development is proposed in North Park, the City will prepare an Initial Study in accordance with CEQA to determine whether the development is covered by the community plan EIR. The Initial Study will determine whether the potential impacts associated with a proposed project were examined by the community plan EIR. If additional environmental impacts are anticipated, additional environmental review may be required.

RELATED PLANS AND STUDIES

In addition to the General Plan and documents outlined above, a number of plans, "legacy" studies and other efforts have been prepared for North Park. These range from design guidelines to parking management plans and other studies. Although most of these studies are not officially adopted City documents, they offer a wealth of analysis and public deliberation on planning issues and have been used as appropriate in the preparation of the North Park Community Plan.

1.4 COMMUNITY PLAN GUIDING PRINCIPLES

Through public outreach and input from the Community Plan Update Advisory Committee, North Park Planning Committee, and members of the community the following issues related to community development have been identified:

- A strong desire to preserve community character including historical, architectural, and cultural resources.
- Maintenance of intact single-family neighborhoods.
- Creating a community focus on sustainability.
- Rehabilitation of housing and commercial structures through adaptive reuse.
- Promotion of arts and culture.
- Management of commercial areas to assure minimal negative effects on adjacent residential neighborhoods.
- Expansion and enhancement of a multi-modal transportation network that includes bicycling, walking, and transit use.
- Identification of additional recreational opportunities.
- Compatibility of new development with existing neighborhoods.

North Park's Guiding Principles, shown at right, form the 'heart' of the Community Plan. They have been developed through an extensive public involvement process and describe the broad direction and vision for North Park. They also form the basis for developing the goals and recommendations of the Plan.

Guiding Principles for North Park:

1. A diversity of housing types with varying levels of affordability.
2. Businesses that contribute to the vitality and growth of the community in harmony with residential neighborhoods.
3. A circulation system that offers safe, multi-modal access between jobs, shopping, recreation, businesses, schools, and residential neighborhoods.
4. A community that is a center for creativity and enriched by public art.
5. Employment and mixed-use centers that allow North Park residents to work where they live through the attraction of new businesses and higher paying jobs.
6. A high level of public facilities that not only meet the needs of the community, but serve to enhance community identity.
7. A community that fosters the expansion of recreational opportunities through traditional and innovative ways.
8. Open space resources that are managed and maintained.
9. Sustainable residential neighborhoods and business districts.
10. Cultural and historic resources that are respected and preserved through historic designations and adaptive reuse.

1.5 PLANNING PROCESS

The North Park Community Plan is the result of an extensive community outreach process. A community plan update advisory committee was formed to guide the process, identify issues and review the draft plan. The North Park Community Plan Update Advisory Committee (CPUAC) was made up of members of the North Park Planning Committee and other interested community members, property owners and stakeholders. The Committee met regularly during the update and all meetings of the committee were open to the public. Public workshops and an intensive three-day charrette were also held to solicit community ideas and comments. The Community Plan represents a culmination hundreds of hours of thoughtful consideration and review by an engaged citizenry.

1.6 ELEMENTS OF THE COMMUNITY PLAN AND PLAN ORGANIZATION

The Community Plan is not a static document and should be continually monitored to respond to unanticipated changes affecting the community. Any proposed changes to the community plan or community plan amendments should be carefully reviewed for consistency with the vision, values, goals, and policies of the North Park Community Plan and General Plan.

The Urban Design and Arts and Culture Elements of the community plan place an emphasis on North Park as a center for arts and cuture.

The Community Plan is organized into ten elements and supporting appendices. Each element contains the overarching goals for that subject. Each of the goals relate to one or more of the Community Plan's Guiding Principles. Goals are followed by a context discussion, broken down by topic area. Finally, each element provides specific recommendations for North Park which provide a specific action or strategy to achieve a goal. The ten elements are patterned after the General Plan and include:

1. Land Use
2. Mobility
3. Urban Design
4. Economic Prosperity
5. Public Facilities, Services & Safety
6. Recreation
7. Sustainability and Conservation
8. Noise and Light Pollution
9. Historic Preservation
10. Arts and Culture

Following the ten elements, the Community Plan concludes with an Implementation chapter. This chapter identifies the variety of tools available to implement community plan goals and recommendations. It also contains an action matrix containing specific actions needed to implement the plan. Appendices, though not adopted City policy, provide background materials used in the preparation of the Community Plan.

2

LAND USE

2.1 PHYSICAL ENVIRONMENT
2.2 LAND USE FRAMEWORK
2.3 COMMUNITY VILLAGES AND KEY CORRIDORS
2.4 RESIDENTIAL
2.5 COMMERCIAL/MIXED-USE
2.6 INSTITUTIONAL USES
2.7 PARKS AND OPEN SPACE
2.8 COMMUNITY PLAN ENHANCEMENT PROGRAM

INTRODUCTION

The Land Use Element contains community-specific policies to guide development within the North Park community. It establishes the distribution and pattern of land uses throughout the community along with associated residential densities. North Park is a community with an established land use pattern that is expected to remain. The community has a unique level of complexity due to its long-standing and diverse development history, varied geography and proximity to prominent regional draws such as Balboa Park, Downtown, and Mission Valley.

The land use vision for North Park is to encourage mixed-use development along its major commercial corridors with higher residential densities where commercial goods and services and public transit would be directly accessible. As part of this vision, the traditional single family residential neighborhoods will be maintained at low densities, and the older higher multi-family residential areas that are in close proximity to the major commercial corridors will be redeveloped with an emphasis on pedestrian connectivity and compatibility with the community's traditional and high quality progressive character.

The land use framework for future development is based on emphasizing its strong grid street pattern and already "smart growth" land use framework. The existing land use framework is a function of long-standing development patterns as well as previous planning efforts to redistribute density to protect and enhance the character of certain single-family and lower density neighborhoods as well as open space canyon areas. Generally, higher intensity development is located within the two designated Community villages as well as within the Mixed-Use Centers and along transit corridors providing opportunities for mixed-use commercial and business districts. Lower residential densities are located within existing single–family neighborhoods near the system of canyons intended for open space preservation. The opportunity for the community to continue to grow within this existing planning framework is considered 'smart growth' by promoting compact development within walkable areas served by transit.

Land Use Element Goals

The following have been established as the goals of the Land Use Element of the North Park Community Plan:

1. A diversity of housing options through new construction and the preservation of existing quality housing stock
2. High-quality development with medium to high residential densities, centrally located within the community to form an attractive and vital central area focused in between El Cajon Boulevard and University Avenue
3. Appropriately located, attractive commercial and office facilities offering a wide variety of goods, services, and employment to benefit the entire community
4. Continued revitalization of North Park's business districts while respecting potential impacts to adjacent neighborhoods
5. Diverse employment opportunities in North Park
6. Villages with a lively, walkable, and unique atmosphere that builds upon existing neighborhoods and includes places to live and work
7. Commercial/Residential Transition Areas that promote compatible development and reinvestment along the community's commercial districts

RELATED CONTENT IN OTHER ELEMENTS

Cross references to General Plan policies are used to demonstrate the interrelationships between plans and how together they represent an integrated vision for the community. See Table 2-1 below.

Table 2-1: *General Plan-Related Land Use Topics and Policies*

General Plan-Related Topics	Policies
Community Planning	LU-C.4
Airport Compatibility	LU-D.1 – LU-D.3, LU-D.6 – LU-D.12, LU-D.14
Balanced Communities	LU-6.1 – LU-6.10
Environmental Justice	LU-H.1 – LU-H.7
Mixed-Use and Commercial Areas	LU-I.1 – LU-I.16
Office and Business Park Development	UD-C.1 – UD-C.3, UD-C.5
Public Spaces and Civic Architecture	UD-C.1, UD-C.5, UD-E.1
Non-Base Sector Employment Uses	EP-E.1
Commercial Land Use	EP-A.6 – EP-A.9
Business Development	EP-B.1 – EP-B.16
Visitor Industries	EP-F.1 – EP-F.4, EP-I.1 – EP-I.4
Land Use Noise Attenuation	NE-E.1-5

Streetcar Row – Mixed-use development located along Adams Avenue.

2.1 PHYSICAL ENVIRONMENT

EXISTING LAND USE

Single-family land uses are predominant in North Park make up around 30 percent of the total acres within the community at 592 acres. Multi-family use which occupies the central core of the community accounts for 422 acres. Commercial uses including employment, retail, and services cover approximately 81 acres, in the form of strip commercial development. Mixed-Use development currently occupies 12 acres of the total acres within the community.

LAND USE DISTRIBUTION

Designated land uses in North Park include single-family, multi-family, open space, commercial/mixed-use, park, and institutional uses. Single-family land uses are primarily located in the northern and southern ends of the community along with the community's open space areas. Institutional uses are primarily in the form of public and private schools located throughout the community along with a fire station, the North Park Branch Library and the University Heights Library. See Table 2-2 North Park Existing Land Use.

Table 2-2: *North Park Existing Land Use*

Existing Land Use	Acreage	% of Total Acreage
Public Right-of-Way	753.0	33.3%
Single-Family Residential	656.6	29.1%
Multi-Family Residential	500.8	22.2%
Park, Open Space & Recreation	174.8	7.7%
Commercial Employment, Retail & Services	108.6	4.8%
Institutional & Public and Semi-Public Facilities	50.9	2.3%
Vacant	12.3	0.5%
Industrial Employment	1.4	0.1%
TOTAL	2,258.4	100%

2.2 LAND USE FRAMEWORK

This Community Plan provides land use recommendations that includes preserving single-family and low density areas, maintaining higher residential densities at the community core focused in the two Community villages that are located along and between El Cajon Boulevard and University Avenue, conserving of open space and canyon areas, encouraging mixed-use development and pedestrian orientation in commercial areas, and protecting the cultural and heritage resources of North Park.

The land uses and residential intensities are summarized and illustrated on the Land Use Map (Figure 2-1). The Land Use Map provides a general guide to land use distribution and illustrates land use policies, including allocation of residential density. This map is also intended to guide development at the project level.

POPULATION DENSITY

Future population can be estimated based upon the number of dwelling units expected to be achieved with the application of planned land uses and development intensity. At Community Plan build out, the community is estimated to have a future household population of 73,170.

LAND USE PLAN

Land use intensity is related to the specific type of use as well as the materialization of a particular use (or multiple-uses) within a developed or built form. Table 2-3 shows potential development resulting from application of the Community Plan land uses. A generalized description of land use categories is provided in Table 2-4. Each land use designation also contains quantifiable standards of building intensity and zone designations.

Table 2-3: *North Park Potential Development*

	2010	Net New	Build Out
Residential Development *(Number of Dwelling Units)*			
Single-Family	5,795	(675)	5,120
Multi-Family	19,230	12,220	31,450
Total Residential	25,025	11,545	36,570
Non-Residential Development *(Floor Area Square Footage)*			
Commercial Employment, Retail & Services	2,569,360	(213,850)	2,312,660
Institutional	921,280	(38,940)	882,340
Total Non-Residential	3,490,640	(252,790)	3,195,000

CLASSIFICATION OF USES

The land use framework consists of the land use classifications, the Land Use Map (Figure 2-1), and Active Frontage map (Figure 2-2) that work together to define activities and capacities. Table 2-4 outlines the land use classification system for North Park. It describes permitted land uses and mixes, and the density and/or intensity (floor area ratio or FAR) for each designation. These descriptions are abbreviated; for a fuller description of permitted uses and development intensity, the City's Municipal Code should be consulted. Density and intensity of land use have implications in terms of community character as well as traffic generation and public facility needs. Chart 2-1 includes a description of the land uses, as well as renderings as examples of the associated building typologies. The characteristics and locations of each use designation are described in sections 2.4 through 2.7.

Figure 2-1: *Community Plan Land Use Map*

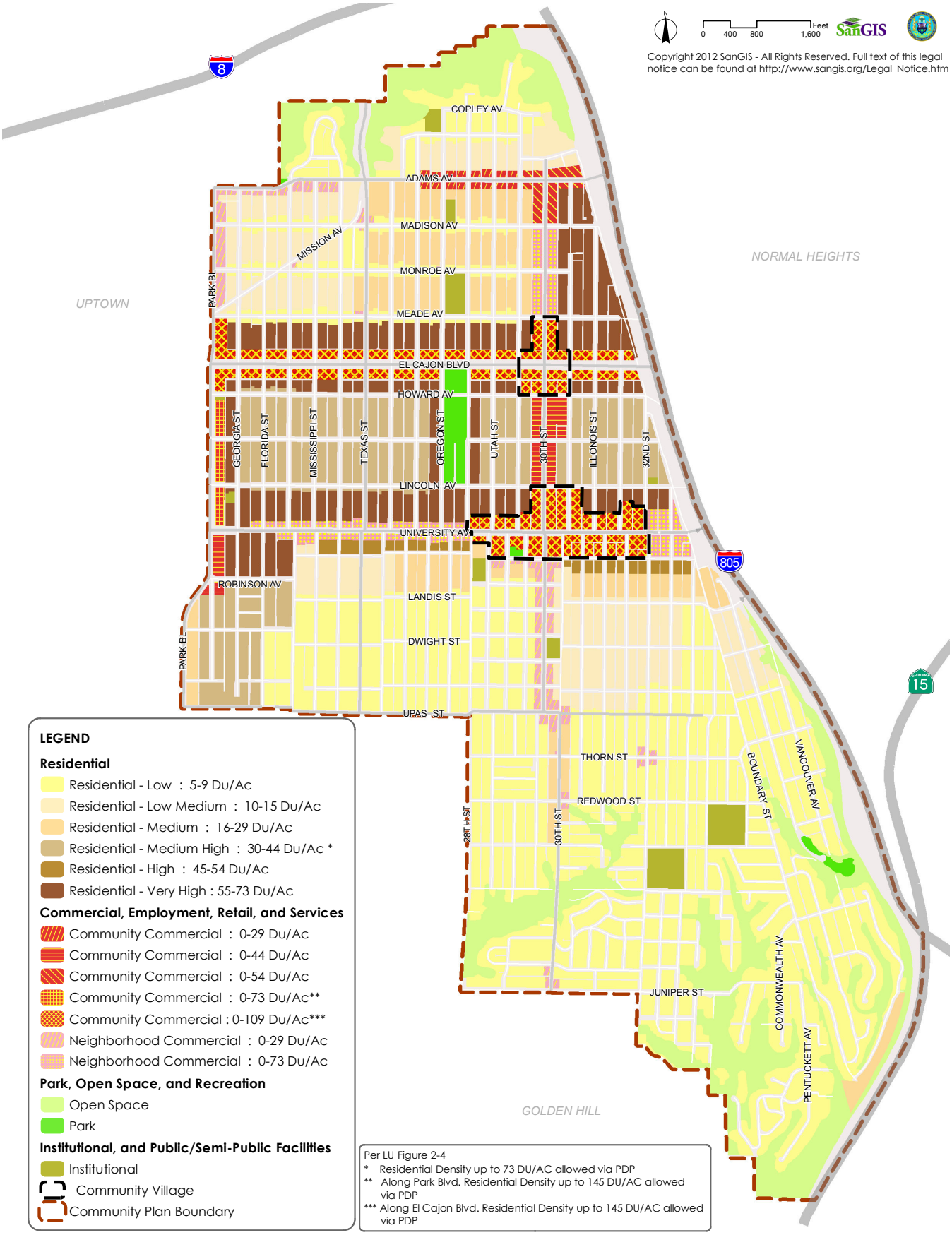


Table 2-4: *North Park Land Use Classifications and Permitted Densities/Intensities*

				Intensity	
General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Residential Density (dwelling units/acre)	Development Form
Park, Open Space & Recreation	Open Space	None	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character and form; or that contains environmentally sensitive resources. Applies to land or water areas that are undeveloped, generally free from development, or developed with very low-intensity uses that respect natural environmental characteristics and are compatible with the open space use. Open Space may have utility for: primarily passive park and recreation use; conservation of land, water, or other natural resources; historic or scenic purposes; visual relief; or landform preservation.	0-1	RS-1-1 zone
	Population-based Parks	None	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities and services to meet the recreational needs of the community as defined by the Community Plan.	N/A	OP-1-1 Zone
Residential	Residential - Low	None	Provides for single-family housing and limited accessory uses	5-9	RS-1-7 zone 0.60 FAR
	Residential - Low-Medium	None	Provides for both single-family and multifamily housing	10-15	RM-1-1 zone 0.75 FAR
	Residential - Medium	None	Provides for both single-family and multifamily housing	16-29	RM-2-5 zone 1.35 FAR
	Residential - Medium-High	None	Provides for multifamily housing	30-44	RM-3-7 zone 1.80 FAR
	Residential - High	None	Provides for multi-family housing	45-54	RM-3-8 zone 2.25 FAR
	Residential - Very High	None	Provides for multi-family housing	55-73	RM-3-9 zone 2.75 FAR

Table 2-4: *North Park Land Use Classifications and Permitted Densities/Intensities (Continued)*

				Intensity	
General Plan Land Use	Community Plan Designation	Specific Use Considerations	Description	Residential Density (dwelling units/acre)	Development Form
Commercial Employment, Retail, & Services	Neighborhood Commercial	Residential Permitted	Provides local convenience shopping, civic uses, and services serving an approximate three mile radius. Housing may be allowed up to a medium residential density within a mixed-use setting	0-29	CN-1-3 zone 1.0 FAR
				0-73	CN-1-5 zone 1.0 FAR
Commercial Employment, Retail, & Services	Community Commercial	Residential[1] Permitted	Provides for shopping areas with retail, service, civic, and office uses for the community at-large within three to six miles. Housing may be allowed up to a high residential density within a mixed-use setting	0-29	CC-3-4 zone 1.0 FAR
				0-44	CC-3-6 zone 2.0 FAR
				0-54	CC-3-7 Zone 2.0 FAR
				0-73	CC-3-8 zone 2.0 FAR
				0-109	CC-3-9 zone 2.0 FAR
Institutional, Public & Semi-Public Facilities	Institutional	None	Provides a designation for uses that are identified as public or semi-public facilities in the Community Plan and which offer public and semi-public services to the community. Uses may include but are not limited to: military facilities, community colleges, communication and utilities, transit centers, schools, libraries, police and fire facilities, post offices, hospitals, park-and-ride lots, government offices and civic centers.	N/A	Varies[2]

[1] Stand-alone residential development would be allowed in linear commercial areas between commercial nodes.
[2] Refer to Municipal Code Regulations for specific institutional uses.

Chart 2-1: *Development Types and Land Use Classifications*

Residential - Low
(5-9 du/ac)

Low Residential is intended for areas with predominantly single-family residential development on small lots. Single-family homes may be arranged as stand alone detached units, with front, rear and side yards. Parking is typically integrated into the ground-floor of the units in individually secured garages.

Residential - Low Medium
(10-15 du/ac)

Low Medium Residential allows for a mix of single-family, town home and multi-family units. This combination of residential types supports a pedestrian scale. Town homes or row homes are typically clustered in groups of 4 to 6 units. Parking is integrated into the ground-floor of the units.

Residential - Medium
(16-29 du/ac)

Medium Residential is composed primarily of town homes and garden apartments/condominiums, with some opportunities for small-lot, town homes. Buildings can be organized around a central courtyard with individual or collective open space amenities. Parking typically includes a mixture of garages and surface spaces accessed from the rear of the site or a central landscaped drive court.

Residential - Medium High
(30-44 du/ac)

Medium-High Residential supports compact and compatible condominium/ apartment buildings that are typically designed with single or double-loaded access corridors. Parking is typically integrated into the ground level of the development or below grade. Private and shared open space is a key component of the design, along with community amenities.

Residential - High
(45-54 du/ac)

High Residential allows for condominium/apartment buildings that range between 3 to 5 stories. Development typically consists of a large block of residential units where parking is usually provided underground or within a structure.

Residential - Very High
(55-73 du/ac)

Very High Residential allows for condominium/apartment buildings that range between 4 to 6 stories.Typically a large block of residential units where parking is usually provided underground or within a structure.

Chart 2-1: Development Types and Land Use Classifications (Continued)

Neighborhood Commercial

Neighborhood Commercial provides for small-scale, pedestrian-oriented commercial development that primarily serves local neighborhood uses, such as retail, service, civic, and office uses. This designation promotes primarily 1 to 2 story retail with a traditional storefront character, active ground floor uses, outdoor seating and pedestrian-oriented design. Housing is allowed in a mixed-use setting, with residential densities that can range between 0-29 du/ac, and 0-73 du/ac.

Community Commercial

Community Commercial provides for community-wide retail and mixed-use development that occurs at critical activity centers. Buildings incorporate mixed-use development that accommodates medium-scale retail, housing, office, civic and entertainment uses, grocery stores, drug stores, and other supporting services, such as small scale hotels. Housing is allowed in a mixed-use setting, with residential densities that can range between 0-29 du/ac, 0-44 du/ac, 0-54 du/ac, 0-73 du/ac, and 0-109du/ac.

Community Commercial
Transit-Oriented Development*

*Community Commercial in Transit-Oriented Development Enhancement Program Areas (explained in section 2.8 and shown in Figure 2-4) provides for community-wide retail and mixed-use development that occurs along the Bus Rapid Transit Corridor. The Transit-Oriented Development Enhancement Program would allow for the density range to be increased to 145 dwelling units per acre through a Planned Development Permit (PDP). Housing is allowed in a mixed-use setting, with residential densities that can range between 0-145 du/ac.

ACTIVE FRONTAGE

Active frontage refers to street frontages where there is an active visual engagement between those on the street and those on the ground floors of buildings. This quality is assisted where the front facade of the buildings, including the main entrance, faces and opens towards the street. In order to promote vibrant areas in the villages, Figure 2-2: Active Frontage shows two designations, with the requirements below:

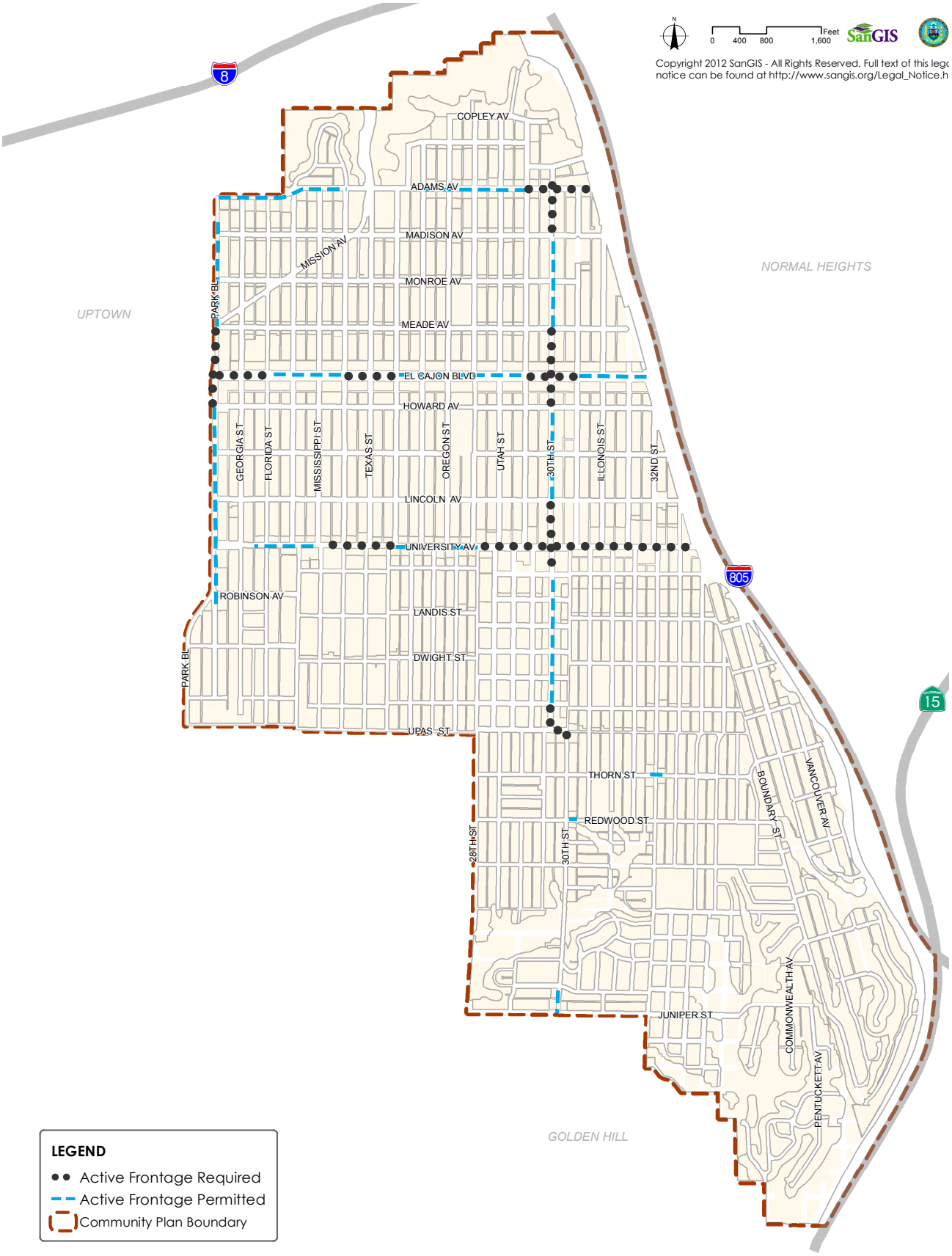
Active Frontage Required

Along these streets, new development must be pedestrian-oriented, and all sites with where designations require a commercial use (Community Commercial or Neighborhood Commercial), development should provide retail, restaurants, and other similar active commercial uses at the ground level.

Active Frontage Permitted

Along these streets, retail, restaurants, offices, live/work spaces, galleries, hotel lobbies, or other business establishments are permitted, but not required, at the ground level.

Figure 2-2: *Active Frontage Map*



2.3 COMMUNITY VILLAGES AND KEY CORRIDORS

This section describes the Community Plan's approach to fostering growth that enhances the community along its key corridors. To fulfill the City of San Diego General Plan's key strategy of becoming a "City of Villages," the two Community village's are envisioned as high density mixed-use nodes for the community. These Community villages are shown in Figure 2-3.

The Neighborhood Mixed-use and Community Mixed-use designations are provided where the integration of housing and commercial uses in a thoroughly mixed-use setting is the emphasis. Mixed-use refers to the combining of compatible commercial, retail, and/or office uses in the same building (vertical mixed-use) or on the same site (horizontal mixed-use) as residential. This includes higher density residential development to serve many market segments, along with a mix of commercial, retail, civic, and recreational uses to serve the overall community.

COMMUNITY VILLAGES

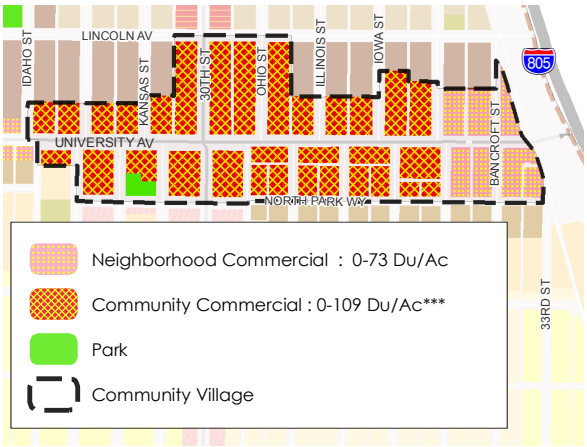
30th Street and University Avenue Community Village

This Community Village is centered around the University Avenue and 30th Street intersection and includes most of the commercial properties along University Avenue between Idaho Street and Bancroft Street. It primarily includes a number of commercial and retail uses, multi-family housing within mixed-use developments, the historic North Park Theater, a designated mini-park, and a parking structure that serves the commercial district. It is considered the community's entertainment district with a range of quality shopping and eating and drinking establishments.

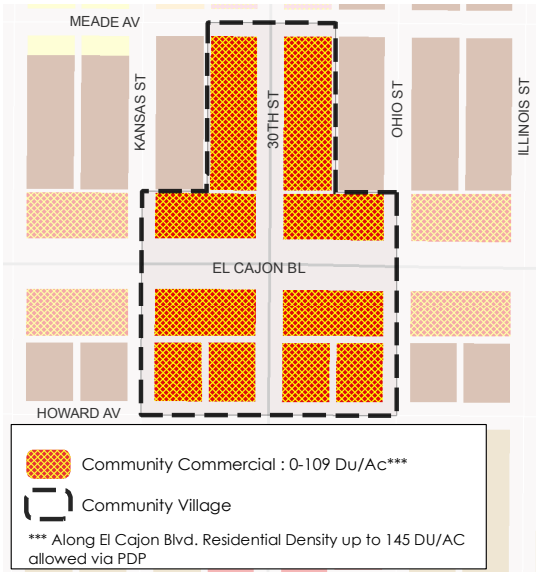
30th Street and El Cajon Boulevard Community Village

This Community Village is centered around the intersection between 30th Street and El Cajon Boulevard. Its key location along El Cajon Boulevard commercial and transportation corridor allows opportunities for mixed-use development with high residential densities that will be supported by transit and served by the surrounding commercial areas and services.

Figure 2-3: *Community Villages*



30th Street and University Avenue Community Village



30th Street and El Cajon Boulevard Community Village

COMMUNITY VILLAGES POLICIES

LU-3.1 Continue to promote North Park's Community Villages as attractive destinations for living, working, shopping, and entertainment.

LU-3.2 Prioritize the implementation of future park sites and public space within village areas with input from the public.

LU-3.3 Provide public spaces within each Community Village and Neighborhood Commercial Center (Refer to General Plan Policies UD-C.1, UD-C.5 and UD-E.1).

KEY CORRIDORS

El Cajon Boulevard

El Cajon Boulevard is among the longest continuous commercial strips in San Diego County. Spanning approximately 1.2 miles within the North Park community, it formerly served as the main east-west highway prior to the completion of Interstate 8 in the 1950's.

The Community Plan envisions the El Cajon Boulevard commercial area as a high-density mixed-use corridor with focused areas of concentrated development intensity along the "strip" in the form of Nodes. These nodes are located along El Cajon Boulevard at its intersections with Park Boulevard, Texas Street and 30th Street.

Portions along El Cajon Boulevard identified as Corridors would not require ground floor commercial uses and would provide opportunity areas for office development. El Cajon Boulevard is also envisioned as a multi-modal transportation corridor, emphasizing public transit, bicycling, and walking. Since El Cajon Boulevard is a major east-west transportation corridor, new development should occur in a manner that will eliminate or reduce the reliance on mid-block driveways which create conflicts with traffic flows between pedestrians and bicyclists with that of automobiles.

30th Street and University Avenue Community Village includes multi-family housing, bars and restaurants, shopping, art galleries within a very walkable, pedestrian environment.

El Cajon Boulevard has developed a strong identity as a commercial corridor and it is envisioned to become a stronger mixed-use corridor with emphasis on the El Cajon Boulevard and 30th Street Community Village.

University Avenue

The Community Plan encourages the incorporation of new mixed-use development along University Avenue along with the rehabilitation of commercial buildings and building facades; improved parking, vehicular and pedestrian circulation; and enhancement of the streetscape through public art, street trees, and landscaping. Residential development in this area would allow very high residential development in order to provide increased residential development in close proximity to commercial goods and services as well as public transit. Office uses within this node should be secondary to the primary function of providing retail goods and commercial services at the ground floor to encourage pedestrian activity.

The western half of University Avenue is a linear commercial Corridor with a mixture of commercial and residential development. This area is anticipated to develop into multiple-use projects that provide stand-alone residential opportunities, as well as commercial goods and services to residents. Texas Street serves as a major community connector between Mission Valley and Balboa Park. The Community Plan envisions the creation of a mixed-use node at the intersection of University Avenue and Texas Street.

30th Street

The 30th Street Corridor extends from Adams Avenue to Upas Street. It transitions from medium high residential density in the northern part of the community where it intersects with Adams Avenue, then transitions to medium residential density within the center of the community. Areas of high to very high residential density occur where 30th Street intersects with El Cajon Boulevard and University Avenue.

The portions of 30th Street between Adams and El Cajon Boulevard are envisioned to maintain a mixture of business and professional office, quality eating and drinking establishments, convenience goods and services, while supporting stand-alone multi-family development.

The Community Plan envisions the area between Howard and Lincoln serving as a specialty commercial area with an orientation towards restaurant and office uses. This portion of 30th Street connects the community's major corridors of El Cajon Boulevard and University Avenue. This area contains a number eating and drinking establishments, neighborhood convenience uses and services, offices, a supermarket, along with single-family residences and bungalow court apartments.

The Community Plan land use map identifies the intersection of 30th Street and Upas Street as a mixed-use node with an emphasis on context sensitive design given the close proximity to single-family residences. In addition the plan identifies neighborhood commercial centers at 30th Street and Redwood, and 32nd Street and Thorn Street, and at the intersection of 30th Street and Juniper Street, which are primarily intended to provide neighborhood serving uses and convenience services to residents from within the surrounding low-density single-family areas.

The Lynhurst Building has been an example of mixed-use development within the North Park community for over a century.

Adams Avenue

The commercial area along Adams Avenue includes a diverse businesses and neighborhood services that promote Adams Avenue as a place for working, living, and entertainment. The area centered around "Antique Row", in addition to having a limited range of specialty shops catering to patrons of the antique market, has become an attractive commercial area featuring quality restaurants, outdoor cafes, bike stores, and offices.

The commercial corridor areas around the intersection of Park Boulevard and Adams Avenue provide goods and services to the residents of the University Heights neighborhood. The Community Plan land use plan envisions a mixture of commercial uses and activities such as business and professional offices along with convenience goods and services to serve the immediate residential neighborhood.

Commercial areas along Adams Avenue provide pedestrian and bicyclist friendly environment.

Park Boulevard

The Community Plan envisions Park Boulevard between Madison and Meade, and Howard Avenue and University Avenue, as having multiple community gateway opportunities into North Park. University Avenue at Park Boulevard also functions as a major gateway into the community. Park Boulevard south of Robinson Avenue is also a major entryway into Balboa Park. The Community Plan envisions these locations as enhanced gateways, incorporating special signage, landscaping, public improvements, and iconic architecture.

Corridor Policies

LU-3.4 Focus the highest intensity development (residential and non-residential) on both El Cajon Boulevard and University Avenue around the transit stops to capitalize on access to transit, boost transit ridership, and reduce reliance on driving.

LU-3.5 Orient street frontages towards these corridors, and provide space for outdoor seating and for retailers to display their wares.

LU-3.6 Permit parcel accumulation along the commercial corridors that may have multiple designations in order to reallocate residential densities to the commercially-designated portion of a site. However, care must be taken so as not to permit development that is out of scale with the surrounding neighborhood. New development should blend into the visual environment of the neighborhood.

LU-3.7 Preserve and reuse historic properties located along the corridors.

LU-3.8 Provide sidewalks that are 15 feet wide (minimum) along the corridors to enhance pedestrian and commercial activity.

LU-3.9 Require ground-floor commercial uses, such as retail spaces and small businesses as shown by the symbol "Active Frontage Required" on Figure 2-2: Active Frontage.

Active street frontages within mixed-use centers and corridors will strengthen the relation between buildings' ground floor uses and sidewalks pedestrian activity.

LU-3.10 Encourage multiple-use along Park Boulevard between Adams Avenue and Meade Avenue emphasizing higher residential density and office use.

LU-3.11 Allow stand-alone residential development or live-work units as an option along linear commercial corridors between major mixed-use nodes such as along Adams Avenue (between 30th Street and Texas Street) and along 30th Street (between Adams Avenue and El Cajon Boulevard).

LU-3.12 Support the redevelopment of the existing supermarket site along 30th Street, between Howard and Lincoln, to incorporate high-density residential development with commercial and office uses on the ground floor.

LU-3.13 Develop neighborhood commercial centers to provide neighborhood serving uses and convenience services to residents within the surrounding low-density single-family areas.

LU-3.14 Develop neighborhood commercial centers with an emphasis on building design and uses that are compatible to their surrounding single-family areas.

2.4 RESIDENTIAL

Residential land uses form the basis and the majority of land use acreage in the community. Residential densities vary throughout the community. High to very high residential densities are designated along the community's major east-west commercial/mixed-use corridors, El Cajon Boulevard and University Avenue. The center of the community between the two corridors includes a large portion of medium-high to high residential density designated properties. Multi-family residential densities transition from very high to high residential density to low residential density north and south of El Cajon Boulevard. The low residential density areas of the community, include stable single-family neighborhoods located generally at the northern and southern ends of the community. These areas also contain North Park's open space canyons. These areas are characterized by the canyons and hillsides bordering Mission Valley to the north and the various finger canyons shared by the Golden Hill Community to the south. Refer to the Urban Design Element Traditional Character and Multi-Character Neighborhoods for policies regarding building design within residential areas.

Residential Policies

LU-4.1 Maintain the low density character of predominantly single family areas, outside of the designated higher density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.

LU-4.2 Maintain the lower density character of the residential areas north of Adams Avenue.

LU-4.3 Maintain the lower density character of the residential areas east and west of 30th Street and south of Landis Street.

LU-4.4 Maintain consistent residential land use designations along east-west running streets within the northern and southern single-family neighborhoods of North Park such as Madison Avenue, Monroe Avenue, Meade Avenue, Wightman Street, Gunn Street, Landis Street, Dwight Street, Myrtle Avenue, and Upas Street in order to promote and maintain a walkable and pedestrian scale within these neighborhoods.

LU-4.5 Provide a diverse mix of housing opportunities, including senior and housing for the disabled, within close proximity to transit and services.

A main emphasis of the Community Plan is to focus development opportunities along commercial transit corridors while maintaining the low density character of single-family residential areas.

Affordable Housing Policies

LU-4.6 Develop larger sized (three bedrooms) affordable units; housing with high-quality private open space; and residential units that are adaptable to multi-generational living.

LU-4.7 Promote the production of very-low and low income affordable housing in all residential and multi-use neighborhood designations.

LU-4.8 Create affordable home ownership opportunities for moderate income buyers.

LU-4.9 Encourage the development of moderately priced, market-rate (unsubsidized) housing affordable to middle income households earning up to 150% of area median income.

LU-4.10 Promote homebuyer assistance programs for moderate-income buyers.

LU-4.11 Utilize land-use, regulatory, and financial tools to facilitate the development of housing affordable to all income levels.

RESIDENTIAL INFILL OPPORTUNITY AREAS

The Community Plan seeks to expand and preserve the supply of housing through the construction of new units as well as the preservation and restoration of older homes. Though most of its lots have been developed, there remains some vacant or underutilized land in North Park. With its good access to transit and central location, the community provides an opportunity for well-located, mixed-use infill development. In particular, the Community Plan encourages the redevelopment of multi-family units built from the 1960's through the 1980's located between Lincoln Avenue and Howard Avenue (see Section 2.8: Pedestrian-Oriented Infill Development Enhancement Program)

Although much of the community has already been developed, there are some opportunities for infill development through the construction of companion units within the traditional character neighborhoods. Companion units increase the housing stock and allow for multi-generational housing opportunities. The community also has underutilized and vacant lots along its main transit corridors and in the Community villages. These areas can be developed to offer more housing choices in the neighborhood, including mixed-use units, multi-family housing, and townhome projects, which can be appropriately scaled to the vacant lot sizes. Furthermore, mixed-use units allow families to live above commercial, retail and office space.

Medium density row home development along Hamilton Street.

RESIDENTIAL INFILL POLICIES

LU-4.12 Achieve a diverse mix of housing types and forms, consistent with allowable densities and urban design policies.

LU-4.13 Balance new development with the rehabilitation of high-quality older residential development.

LU-4.14 Support the construction of larger housing units suitable for families with children.

LU-4.15 Support rental and ownership opportunities in all types of housing, including alternative housing such as companion units, live/work studios, shopkeeper units, small-lot housing typologies, and for-sale townhomes.

LU-4.16 Encourage preservation and renovation of culturally and historically significant residential units and provide incentives to retrofit or remodel units in a sustainable manner.

LU-4.17 Rehabilitate existing residential units that contribute to the historic districts' character and fabric. Encourage adaptive reuse of historically or architecturally interesting buildings in cases where the new use would be compatible with the structure itself and the surrounding area.

LU-4.18 Support development of companion housing units in lower density areas to provide additional residential units and opportunities for co-generational habitation.

LU-4.19 Discourage parcel consolidation over 14,000 square feet in the lower density and historic district areas to maintain the historic building pattern of smaller buildings.

LU-4.20 Encourage the redevelopment of multi-family housing built between 1960 and 1980.

LU-4.21 Support the development of single room occupancy hotels and efficiency units.

2.5 COMMERCIAL/MIXED-USE

Commercial land uses are located primarily along the community's transportation corridors: El Cajon Boulevard, University Avenue, Adams Avenue and 30th Street. Smaller "islands" of commercial-retail also exist within the single-family residential neighborhoods located in the southern part of the community at 30th Street and Redwood, and Thorn and 32nd Street. Commercial uses at 30th Street and Juniper Street connect with the larger commercial business district in the South Park neighborhood of the Golden Hill community. Commercial areas within the community provide opportunities for mixed-use development focusing primarily within Community Villages, nodes and Neighborhood Commercial Centers, and along Corridors (described in the Urban Design Element).

The plan allows the Corridors, in addition to mixed-use development, to provide either stand-alone commercial development or multi-family residential infill development as a means to increase the population density within commercial and mixed-use areas to support local businesses. A strong emphasis in compatibility must be placed on new commercial uses within these areas as well as evaluation of existing uses that seek expansion or changes to business operations, particularly when adjacent to low-density residential areas. See Urban Design Element and Noise and Light Pollution Element.

Commercial/Mixed-Use Policies

LU-5.1 Support a diversity of compatible goods and specialty services along commercial streets so that the needs of local residents can be met locally.

LU-5.2 Encourage mixed-use development along Neighborhood Commercial and Community Commercial designated corridors in the community and at Community Villages, commercial nodes and intersections.

LU-5.3 Do not support the inclusion/development of new drive-thrus within Neighborhood Commercial and Community Commercial designated properties.

LU-5.4 Encourage mixed-use development to include retail, offices, and housing at medium to very high densities within commercial nodes.

LU-5.5 Design commercial spaces within mixed-use developments for maximum flexibility and reuse to prevent long-term vacant commercial storefronts.

LU-5.6 Enhance the level and quality of business activity in North Park by encouraging infill of retail and commercial uses and mixed-use development that emphasizes adaptive re-use.

LU-5.7 Improve the appearance of commercial development while encouraging adaptive re-use and preservation of historic structures.

LU-5.8 Encourage and maintain small locally-owned stores, provided that their uses remain compatible with surrounding neighborhoods.

LU-5.9 Promote the flexibility of underutilized strip commercial areas and surface parking lots for multiple activities such farmers' markets, art and cultural festivals, and other community events.

LU-5.10 Promote revitalization within business districts while addresing the potential impacts to adjacent residential neighborhoods.

LU-5.11 Encourage multiple-use along 30th Street including higher density residential development and office use.

LU-5.12 Allow stand-alone multi-family development or allow mixed-used development as an option along linear commercial corridors between mixed-nodes in order to increase the population density within these areas and support commercial uses.

LU-5.13 Allow full alcohol sales in Neighborhood Commercial areas as part of full service restaurants.

LU-5.14 Limit the incorporation of "open air" concepts into eating and drinking establishments located in Community Commercial properties. (Refer to the Noise Element)

2.6 INSTITUTIONAL USES

Institutional uses provide either public or private facilities that serve a public benefit. These uses may serve the community or a broader area. Typically, the larger or more significant public uses such as schools and fire stations are identified on the land use map. Major institutional land uses within the community consist mainly of Fire Station 14, the North Park Branch Library and the University Heights Library, and several public and private schools. The policies within this element also apply to institutional uses as a category, including religious facilities, charter schools, and social service providers. Suitable development intensity for new or expanded institutional uses should be evaluated within the context of the surrounding neighborhood and considering all relevant factors including traffic impacts, parking demand, and neighborhood character impacts.

Institutional Policies

LU-6.1 Revert the underlying land use of institutional uses to that of the adjacent land use designation when public properties cease to operate and are proposed for development.

LU-6.2 Strive to achieve early and meaningful participation for nearby residents related to future development and expansion plans for institutional uses within the community.

LU-6.3 Evaluate use permits and other discretionary actions for appropriate development intensity, including effects on visual quality and neighborhood character. Additional impacts, such as those related to mobility, noise, and parking demand should also be evaluated as needed.

LU-6.4 Continue to maintain school sites for a public serving purposes such as a park or community/recreation center, when they are considered for reuse and no longer serve to function as educational centers.

LU-6.5 Any expansion or redevelopment of institutional uses should incorporate intensified usage of existing institutional sites based on remaining on-site development capacity subject to discretionary review for impacts to visual quality, traffic, and noise. Should any acquisition of adjacent properties be proposed, existing structures are to be adaptively re-used and maintained on site.

The North Park Branch Library.

St. Augustine High School has occupied its current location in the community since 1923.

2.7 PARKS AND OPEN SPACE

Parks and open spaces fulfill a variety of important purposes in the community including active and passive recreation, conservation of resources and protection of views, and provision of visual relief in a built-out urban environment. Open space is generally free from development or may be developed with limited, low-intensity uses in a manner that respects the natural environment and conserves sensitive environmental resources. See Table 2-4 for a description of parks and open space land use designations.

Protection of resources within lands designated as open space affects multiple property owners (including the City of San Diego) and is accomplished primarily through application of various development regulations of the Municipal Code, particularly the Environmentally Sensitive Lands Regulations. The City has pursued acquisition of private parcels or acquisition of easements as a means of conserving open space resources and protecting environmentally sensitive areas from development.

The policies listed below pertain to Open Space as a land use. Policies for the protection and conservation of environmentally sensitive resources through open space land are also contained with the Conservation Element, and policies related to views and hillside development area contained in the Urban Design Element.

Parks and Open Space Policies

LU-7.1 Protect designated open space from development and secure public use where desirable by obtaining necessary property rights through public acquisition of parcels or easements.

LU-7.2 Allow development of limited, low-intensity uses in a manner that respects the natural environment and conserves environmentally sensitive lands and resources on parcels within designated open space.

LU-7.3 Obtain conservation or no-build easements for the protection of environmentally sensitive resources through review and approval of discretionary development permits for private property within designated open spaces.

LU-7.4 Utilize publicly-controlled open space for passive recreation where desirable and feasible.

Switzer Canyon is enjoyed in the community as an open space amenity.

Bird Park, located at the very edge of Balboa Park and the North Park Community provides passive recreation and plays host to community summer concerts.

2.8 COMMUNITY PLAN ENHANCEMENT PROGRAM

The Community Plan is designed around a strong transit-oriented development (TOD) framework that focuses new higher density and intensity development within the Community villages and along the transit corridors. However, there are opportunities to transform the projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments, as well as along the Bus Rapid Transit Line that runs along Park Boulevard (between University Avenue and El Cajon Boulevard), in addition to the entire length of El Cajon Boulevard (Park Boulevard to Interstate-805).

The Community Plan Enhancement Program, which is intended to facilitate transit-oriented development and pedestrian-oriented development, allows for the maximum allowable residential density for the areas identified in Figure 2-4 to be increased, whereby an applicant may request approval of the increased density on a specific property through a PDP. The Community Plan Enhancement Program is separate from the City's Affordable Housing Density Bonus Regulations in Land Development Code (LDC) Chapter 14, Article 3, Division 7 that is subject to State of California's Affordable Housing Density Bonus Program. The Affordable Housing Density Bonus Program is available to eligible development citywide. Applicants are eligible to apply for the State of California's Affordable Housing Density Bonus Program once the maximum allowable residential density per the plan is achieved, application for a PDP is not required. The maximum allowable residential density per the Community Plan means the maximum allowable residential density for the designated zoning ranges without the additional density available through the Community Plan Enhancement Program. However, should an applicant apply for and obtain the increased density under the Community Plan Enhancement Program, the maximum allowable residential density for the Affordable Housing Density Bonus Program shall include the increased density dwelling units from the Community Plan Enhancement Program.

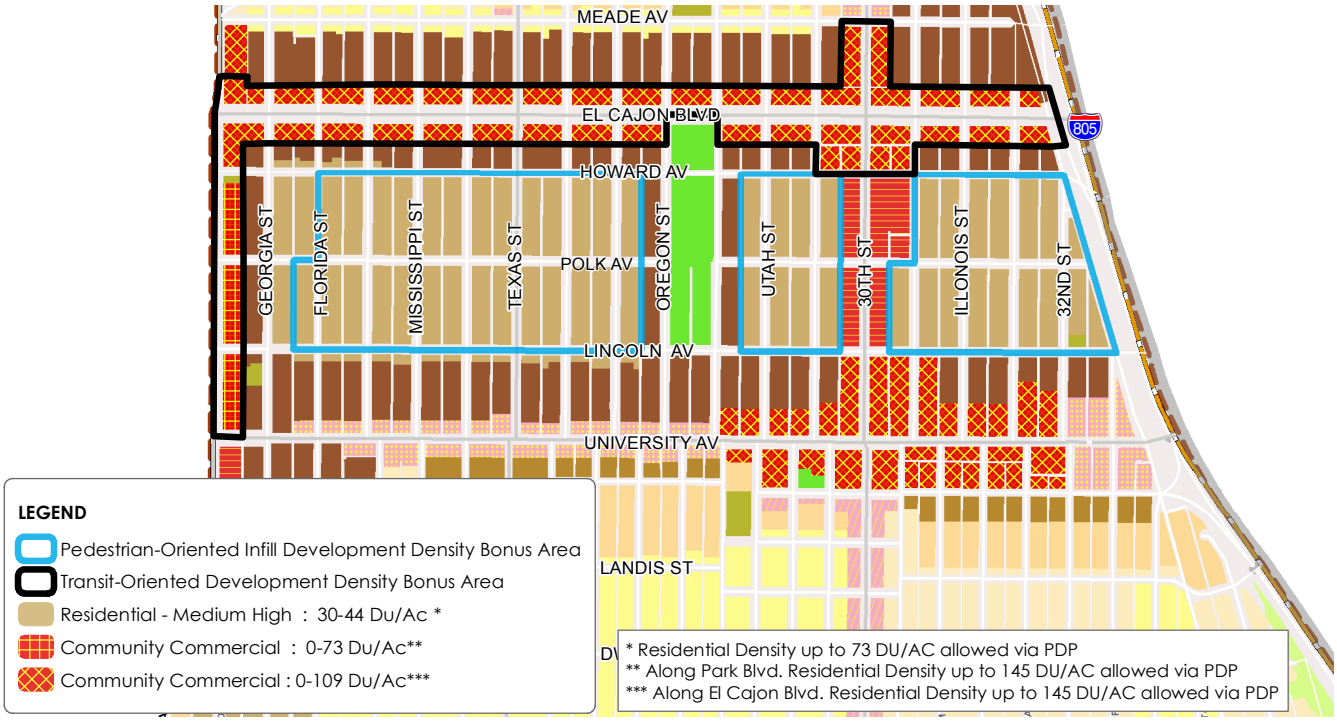
PEDESTRIAN-ORIENTED INFILL DEVELOPMENT ENHANCEMENT PROGRAM

The Pedestrian-Oriented Infill Development Enhancement Program is available to applicants for parcels with 6 or more existing dwelling units in Multi-Family Residential areas designated as Medium High up to 44 dwelling units per acre within the area located between Lincoln Avenue and Howard Avenue, see Figure 2-4 for location. This program is not applicable to parcels which consist of an existing single-family detached residence, or to parcels with existing multiple detached units, sometimes known as bungalow courts. The intent of the Pedestrian-Oriented Infill Development Enhancement Program is to create more street and pedestrian friendly projects. The Pedestrian-Oriented Infill Development Enhancement Program allows for the density range for this area to be increased up to 73 dwelling units per acre, whereby an applicant may request approval of the increased density on a specific property through a PDP. A project using the Pedestrian-Oriented Infill Development Enhancement Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the LDC for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

TRANSIT-ORIENTED DEVELOPMENT ENHANCEMENT PROGRAM

The Transit-Oriented Development Enhancement Program is available to applicants along the Bus Rapid Transit Corridor in areas designated 73 du/acre along Park Boulevard and 109 du/acre along El Cajon Boulevard. See Figure 2-4 for location. The intent of the Transit-Oriented Development Enhancement Program is to allow for increased residential density to create more street and pedestrian friendly projects that support transit. The Transit-Oriented Development Enhancement Program allows for the density range for this area to be increased up to 145 du/ac, whereby an applicant may request approval of the increased density on a specific property through a PDP. A project using the Transit-Oriented Development Enhancement Program must meet the Urban Design Element policies as well as the standards set forth in Section 143.0402 of the LDC for PDP's, and may be approved only if the decision maker makes the findings in LDC Section 126.0604(a).

Figure 2-4: *Community Plan Enhancement Program Areas*



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3

MOBILITY

3.1 ACTIVE TRANSPORTATION

3.2 TRANSIT

3.3 STREET SYSTEM

3.4 INTELLIGENT TRANSPORTATION SYSTEM

3.5 PARKING

INTRODUCTION

The Community Plan places an emphasis on creating a high quality, reliable multi-modal network that strengthens the land use vision and promotes a clean and sustainable environment, and encourage social equity. All forms of transportation have an important role in the community. The Mobility Element provides goals and recommendations to create a multi-modal transportation system that provides safe and efficient transportation choices for the community.

Travel choices need to be broadened so that a good portion of trips can be made without a car. Walking, bicycling, and transit should not be modes of last resort; rather they should be convenient, pleasant, safe, and desirable modes of travel. To this end, the Mobility Element includes goals, policies, and recommendations that will lead to a robust multi-modal network that encourages walking, bicycling, and the use of transit while continuing to provide for needed vehicular access in the community.

Mobility plays a major role in the vision for North Park. This community provides opportunities for new retail, restaurants, housing, and entertainment venues along its key commercial corridors and business districts. With mixed-use development, an increasing number of residents are within walking distance of shopping, entertainment, and commercial services and are opting to use transit, to walk and/or bicycle as their mode of transportation. The mobility element provides goals and policies to create a richly connected urban community through a well implemented system of accessible, convenient, reliable, and resilient multi-modal transportation options that improve mobility for local residents, businesses, and organizations.

The Community Plan envisions creating viable transportation choices through a more balanced use of streets. The incorporation of Complete Streets concepts allows streets to accommodate all modes of transportation in coexistence. The community's Complete Streets strategy would focus improvements within the existing rights-of-way, with an emphasis on walking, bicycling, and transit. This strategy will result in a more efficient use of streets and provide multi-modal connections to destinations such as schools, parks, employment, and shopping. A Complete Streets approach to mobility planning will enable safe, comfortable, and attractive access for pedestrians, bicyclists, transit, and automobiles.

Multi-modal balance can be achieved by considering all modes of transportation and the needs of all current and future users.

The Complete Streets concept encourages street connectivity and aims to establish a comprehensive, integrated mobility network for all modes of travel.

Mobility Element Goals

1. An efficient and richly connected transportation network that complements North Park's community character and quality of life.
2. A safe and efficient roadway designed with Complete Streets concepts that balance all modes of transportation.
3. High-quality transit service as the preferred transportation mode for employees and residents centered on transit-oriented development.
4. A fully integrated network of vehicular, transit, bicycle and pedestrian facilities to meet current and future needs.
5. A transit system that attracts all segments of the population.
6. A safe and integrated bicycle and pedestrian network that provides safe, convenient access to community attractions, and neighboring communities.
7. Interagency coordination to provide comprehensive mobility strategies and opportunities, including identification of funding resources.
8. Efficient use of on-and off-street parking.
9. A connected network of Safe Routes to Schools to encourage and facilitate families to walk and bicycle to school.
10. Allocation of funding resources for improvements in areas where collisions are concentrated, consistent with Vision Zero.

3.1 ACTIVE TRANSPORTATION

Active transportation refers to non-motorized forms of transportation such as walking and bicycling. Active transportation can provide positive health benefits as a result of increased physical activity. Active transportation requires safe and efficient facilities for walking and bicycling such as wider sidewalks and bicycle lanes. Walking and bicycling are viable transportation options within North Park, that have the potential to increase public health and contribute to the reduction of greenhouse gas emissions. Improving the ability for residents to utilize these modes of transportation as an alternative to automobiles is key to achieving the overarching goals of the Mobility Element.

WALKABILITY

Pedestrian safety and comfort is essential to obtaining a walkable community. Providing facilities such as pathways, sidewalks, and wayfinding signage increases the walkability of a community. Creating a walkable community begins with having destinations close to each other, encouraging a mix of uses in developments and having sufficient densities to support transit. The connection between land use and transportation is critical to safely and effectively accommodating pedestrians.

North Park has many characteristics that contribute to an inviting pedestrian experience. The streets are primarily a grid system with a mix of land uses. A majority of commercial uses are oriented on the street front, which increases pedestrian activity. Parking in the commercial districts and corridors is often limited, encouraging more walking trips, or more trips where customers park once and walk between several destinations. The close proximity to Balboa Park also increases pedestrian activity. The highest amount of pedestrian traffic occurs in the core of the community.

The community's grid pattern of streets is a mobility asset by providing multiple access points to destinations throughout the community. This pattern provides better connectivity and disperses traffic to create comparatively more walkable commercial and residential neighborhoods. The community is also served by relatively convenient transit access. These characteristics are conducive to walkability and also provide mobility options for those who cannot drive, do not own a motor vehicle, or prefer to reduce their dependence on the automobile.

Sidewalk mobility for pedestrians with and without mobility devices, such as wheelchairs and motorized scooters, is of primary importance to the creation of a walkable community. It is therefore important to provide adequate travel width for mobility devices. In areas of high pedestrian activity, a desirable objective is sidewalk widths sufficient for two people to pass a third person comfortably, although availability of adequate right-of-way poses a constraint in many areas.

Pedestrian routes in North Park are described below, and are shown in Figure 3-1. Pedestrian enhancements recommended along these pedestrian routes include but are not limited to bulb-outs curb extensions, enhanced crossing treatments, and traffic calming, leading pedestrian intervals, and pedestrian scramble crossing phases to increase safety and operational improvements. General Plan policies ME-A.1 through ME-A.9 and Table ME-1, Pedestrian Improvement Toolbox, as well as the community-based policies in this element should be considered for guidance.

Pedestrian Route Types

- **District Sidewalks** have heavy pedestrian levels with an identifiable focus on encouraging walking within a district node.
- **Corridor Sidewalks** have moderate pedestrian levels that connect to district nodes.
- **Connector Sidewalks** have lower pedestrian levels that connect industrial areas to corridor or district sidewalks.
- **Neighborhood Sidewalks** have low to moderate pedestrian levels within residential areas.
- **Ancillary Pedestrian Facilities** have moderate to high pedestrian levels that include bridges over streets, and plazas, promenades, or courtyards away from streets.
- **Paths** are exclusive to pedestrians and bicycles, and are not associated with streets.

30th Street provides the only direct through-roadway connection across North Park to the Golden Hill Community.

It is essential for the creation of a walkable community to have adequate sidewalk width to accommodate pedestrians in high-pedestrian activity areas.

Mid-block crossings can be considered and utilized to accommodate pedestrian access across streets with infrequent intersections.

North Park's grid pattern street system is a major factor in promoting walkability.

POLICIES

ME-1.1 Enhance pedestrian travel routes by constructing missing sidewalks based upon infrastructure conditions and level of use or utility to access local destinations.

ME-1.2 Provide pedestrian amenities including street trees with tree grates typical of North Park, street furniture, wayfinding signage, and pedestrian-scale lighting that reflects the historic character of North Park and enhances pedestrian safety, and public art, to enhance the pedestrian experience.

ME-1.3 Provide marked crosswalks and pedestrian countdown signals and/or pedestrian phasing at signalized intersections along the pedestrian routes including but not limited to those identified in Figure 3-1.

ME-1.4 Encourage the installation of corner bulb-outs to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible, including but not limited to the following pedestrian corridors:

a. University Avenue at the intersections with Arnold Avenue and Pershing Avenue.

b. Park Boulevard at the intersections with Upas Street and Myrtle Avenue.

c. Texas Street at intersections between Wightman Street and Meade Avenue.

d. 30th Street at the intersections with Howard Avenue, North Park Way, and Dwight Street.

e. North Park Way at the intersections with 29th Street and Granada Avenue taking into consideration the North Park Mini Park and Streetscape Improvements project.

f. The intersection of Adams Avenue and Oregon Street.

ME-1.5 Support the implementation of pedestrian facility improvements and increase connectivity within the community and to Balboa Park by removing barriers to accessibility and adding sidewalks, curb ramps and crosswalks at locations including but not limited to the following:

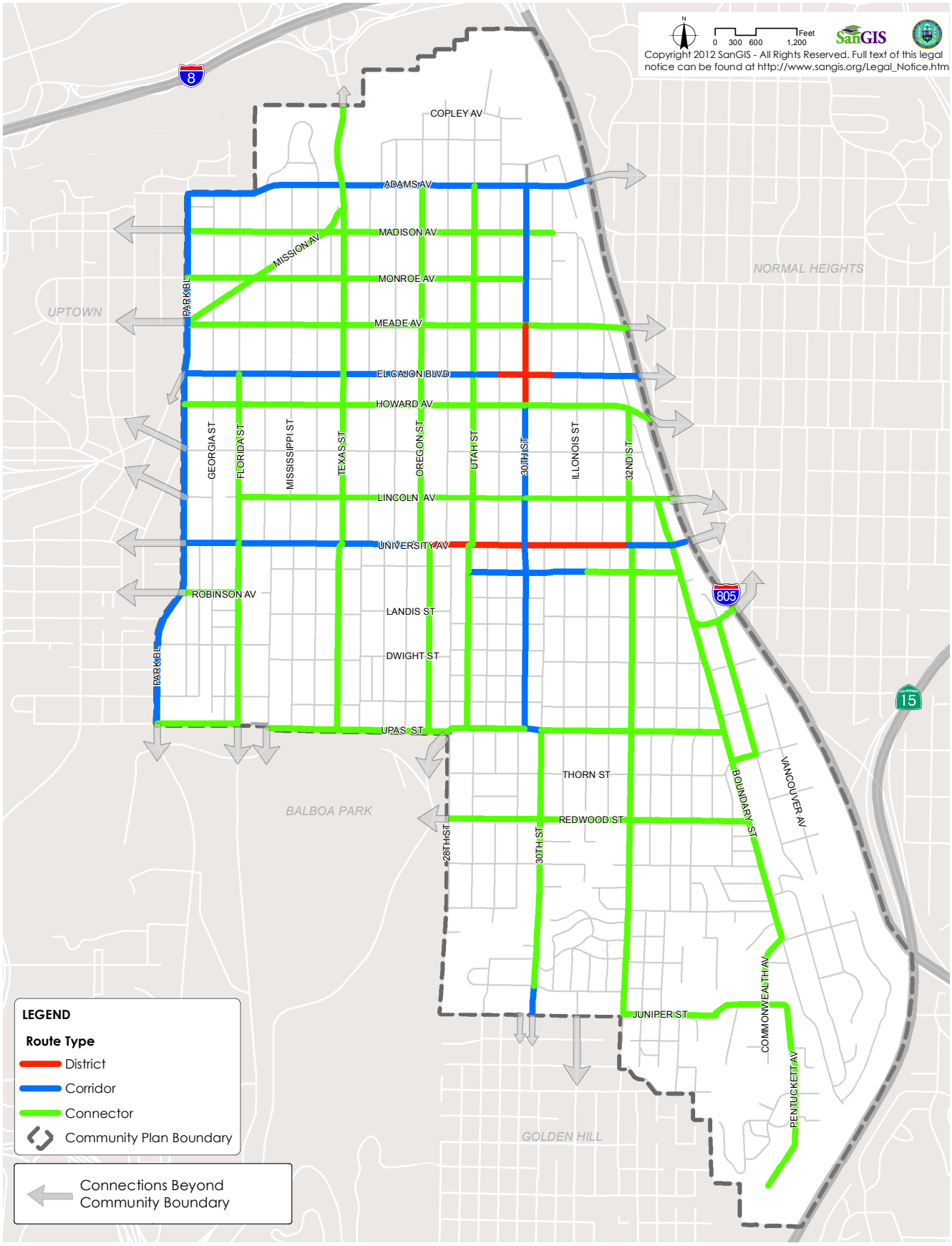
a. The intersection of Upas Street and 30th Street.

b. Along the north side of University Avenue between Park Boulevard and Florida Street.

c. Across Pershing Drive at 28th Street and Redwood Street, as well as sidewalks on both sides of Pershing Drive.

d. In Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive.

Figure 3-1: *Pedestrian Routes*



ME-1.6 Install missing curb ramps and remove any other barriers to accessibility along sidewalks.

ME-1.7 Locate or relocate above-ground infrastructure, including but not limited to utility boxes and dumpsters outside of the pedestrian right-of-way so as not to obstruct a clear path of travel. Where possible they should be enclosed or screened from public view.

ME-1.8 Prioritize activities within the sidewalk and mobility functions such as pedestrian access, bicycle parking, and transit stops.

ME-1.9 Integrate pedestrian mobility enhancements in future transit and bicycle projects.

ME-1.10 Support implementation of North Park improvements identified in pedestrian planning efforts in the community and the Bicycle Master Plan.

ME-1.11 Implement the North Park Mini-Park and Associated Streetscapes Master Plan of July 2012.

ME-1.12 Implement traffic calming treatments on residential streets where appropriate.

ME-1.13 Encourage walking and bicycling to reduce obesity rates and prevent chronic health problems by increasing daily physical activity.

Bicycling promoting events like CicloSDias act as a means for communities to connect and provide a break from the stress of car traffic.

BICYCLING

The development of a well-connected bicycle network with protected bicycle lanes where feasible will help to meet the community's mobility vision. North Park's grid pattern streets create a connectivity that encourages the use of a bicycle for recreational trips, light errands, and work trips. The construction of additional bicycle facilities that are separated from vehicular traffic could encourage more people to choose bicycles for their preferred mode of travel. Separated facilities require more street space to be implemented.

The planned bicycle facilities for the community are shown in Figure 3-2. Implementation of the North Park bicycle network will provide access to community attractions and regional destinations such as Balboa Park and adjacent communities. Downtown San Diego is outside of a comfortable walk to work trip for most residents, but well within the distance commonly traveled using a bicycle. General Plan Policies ME-F.1 through ME-F.6 as well as the following community-based policies should be considered for guidance.

POLICIES

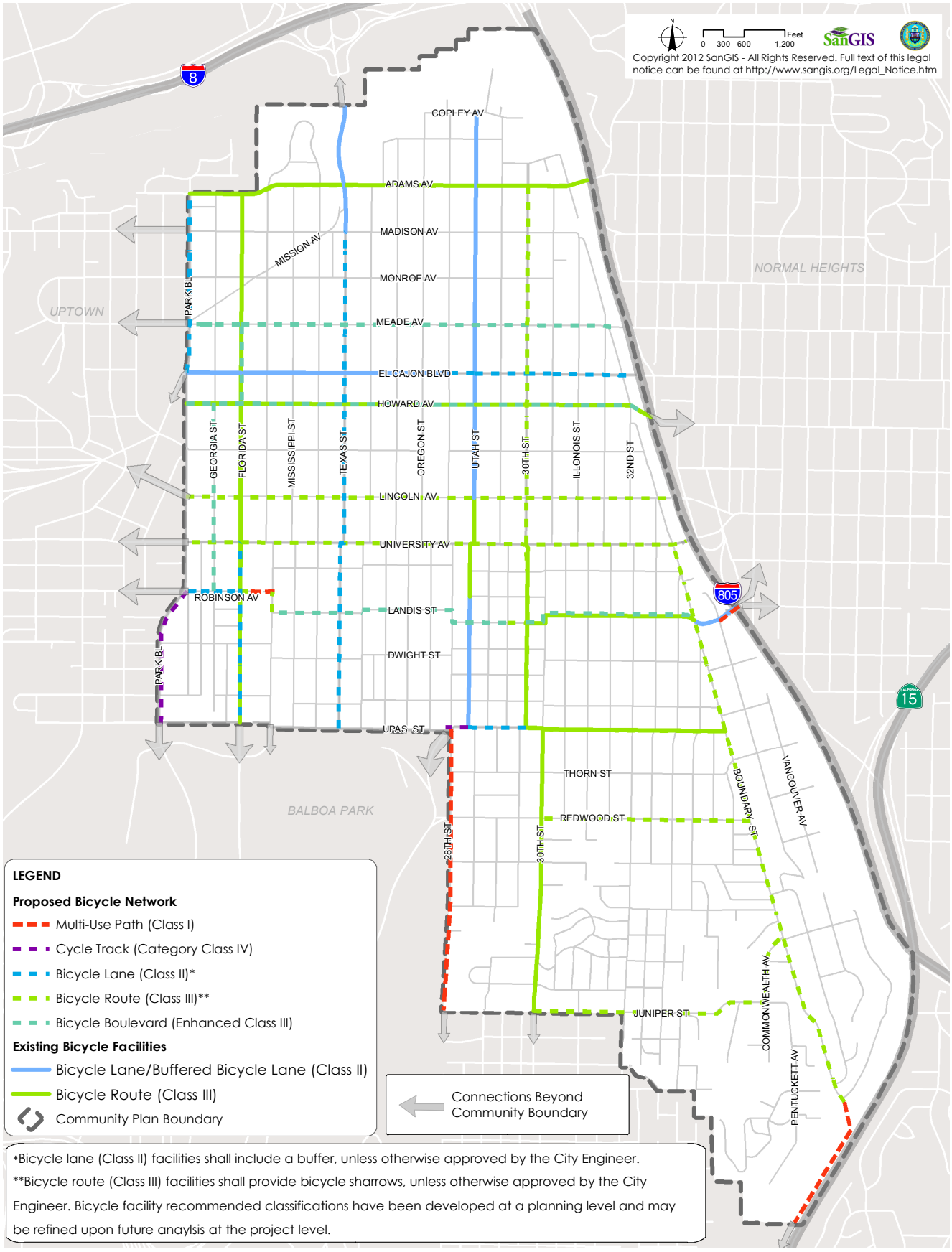
ME-1.14 Support and implement bicycle priority streets and facilities that connect North Park to neighboring communities with emphasis on constructing missing bikeways in the bikeway network, including but not limited to:

a. Normal Heights and City Heights including connections along the following roadways: Adams Avenue, Meade Avenue, El Cajon Boulevard, Lincoln Avenue, and University Avenue.

b. Multi-use paths to Greater Golden Hill including new connections along 28th Street adjacent to Balboa Park and between Boundary Street and Ash Street.

c. Multi-use paths to Downtown and Balboa Park including new connections across and along Pershing Avenue, Florida Drive and Morley Field Drive. Consideration should include a protected bike lane on Pershing Drive.

Figure 3-2: *Existing and Planned Bicycle Facilities*



*Bicycle lane (Class II) facilities shall include a buffer, unless otherwise approved by the City Engineer.
**Bicycle route (Class III) facilities shall provide bicycle sharrows, unless otherwise approved by the City Engineer. Bicycle facility recommended classifications have been developed at a planning level and may be refined upon future anaylsis at the project level.

ME-1.15 Coordinate with SANDAG on the planning and implementation of regional bicycle facilities along Meade Avenue, Howard Avenue, Robinson Avenue, Landis Street, Georgia Street, Park Boulevard, 30th Street, and Utah Avenue.

ME-1.16 Increase bicycle comfort and accessibility for all levels of bicycle riders with improvements such as signage, marking, and wayfinding for bicycles, directing them to points of interest within North Park and adjacent communities, actuated signal timing for bicycles, priority parking for bicycles, wider bike lanes and, where feasible, separated bicycle facilities.

ME-1.17 Repurpose right-of-way to provide and support a continuous network of safe, convenient, and attractive bicycle facilities, where feasible.

ME-1.18 Support the installation of bike corrals within commercial corridors to support bike and foot traffic and enhance neighborhood identity.

ME-1.19 Encourage the installation of bike share stations in areas of heavy bicycle use, commercial corridors, parks, and public facilities.

Additional amenities at transit stops, such as shade structures, benches, and lighting, help enhance the transit waiting experience.

North Park is linked to the regional transit system via the Mid-City Rapid Bus.

3.2 TRANSIT

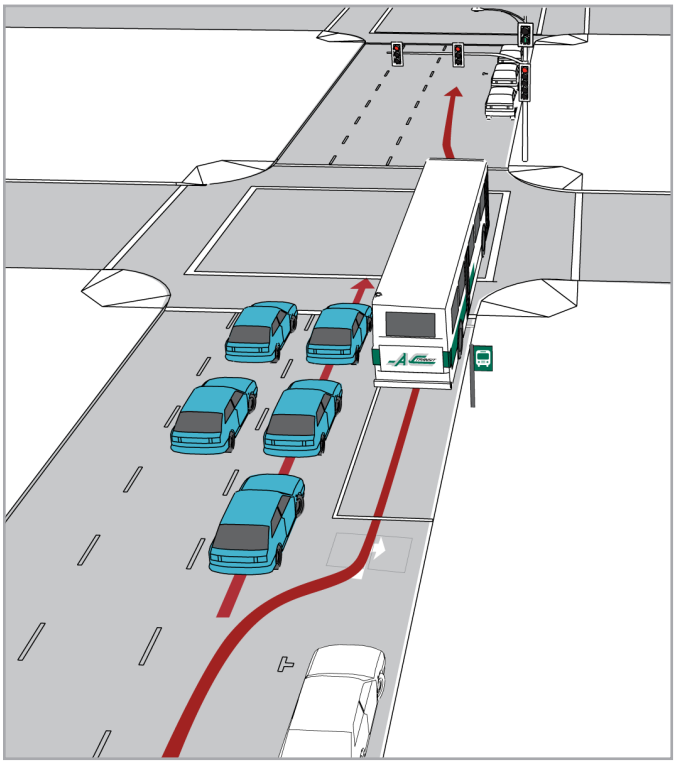
Expanding transit services to create a viable travel choice in North Park is an essential component to the North Park Mobility Element. Transit improves community livability by increasing access to civic, commercial and employment destinations. Transit in North Park should be attractive, convenient and act as a viable choice of travel, reducing dependence on the automobile. Linking transit and land use is an essential component of the Community Plan's vision, with transit stations integrated into walkable, transit oriented neighborhoods and centers. North Park has high transit ridership. Improvements will provide a faster and more efficient service. Coordination with MTS to enhance the transit waiting experience by providing additional amenities such as shade structures or shade producing trees and lighting around transit stops would improve safety as well as the overall transit experience for riders.

Future transit service is identified in the Regional Transportation Plan (RTP). The 2050 RTP identifies Rapid Transit, Trolley (also known as light rail transit), and Streetcar service within North Park. The planned transit system will improve the type of service, frequency of service and areas to which patrons can reach using transit. The following summarizes some of the transit service enhancements contingent upon future funding within North Park as shown in Figure 3-3.

Rapid Bus

The Mid-City Rapid Bus Route 215 is currently the only bus rapid transit route operating in North Park. This route is similar to local service bus route 7, but with limited stops and additional transit priority treatments at signalized intersections, resulting in faster travel times as compared to the local service bus route. The Mid-City Rapid Bus travels along El Cajon Boulevard and Park Boulevard in the North Park Community and operates at 10-minute frequencies during peak periods.

There are also several rapid bus routes planned to be implemented by 2035. One rapid bus will travel along the same route as local service route 2, which operates along 30th Street in the North Park Community. Another rapid bus route will travel along an alignment similar to local service route 11, which operates along Adams Avenue, Park Boulevard, and University Avenue in the North Park Community. There will also be a rapid bus route that will travel along the same route as local service route 10, which operates along University Avenue in the North Park Community. All of these planned rapid bus routes will have limited stops and transit priority measures which will allow for more frequent, reliable transit service in the community.



Rapid buses utilize transit priority treatments such as queue jumps in order to improve speed and efficiency.

Streetcar

This streetcar service is planned to connect North Park with a variety of areas including but not limited to: the Golden Hill, Hillcrest, Petco Park, Balboa Park, and the Gaslamp district of Downtown. Streetcar routes would operate within a travel lane shared with vehicular traffic and would have stops every two to three blocks. The service will strengthen the connection between Greater Golden Hill, Downtown, and North Park, with a primary target of serving retail and tourism activities. With frequent stations, the streetcar will have slower operating speeds than Rapid Bus service. The expected year for completion is 2035.

The service will strengthen the connection between:

a. North Park, Downtown, and Golden Hill
b. Hillcrest to Downtown via North Park and Balboa Park

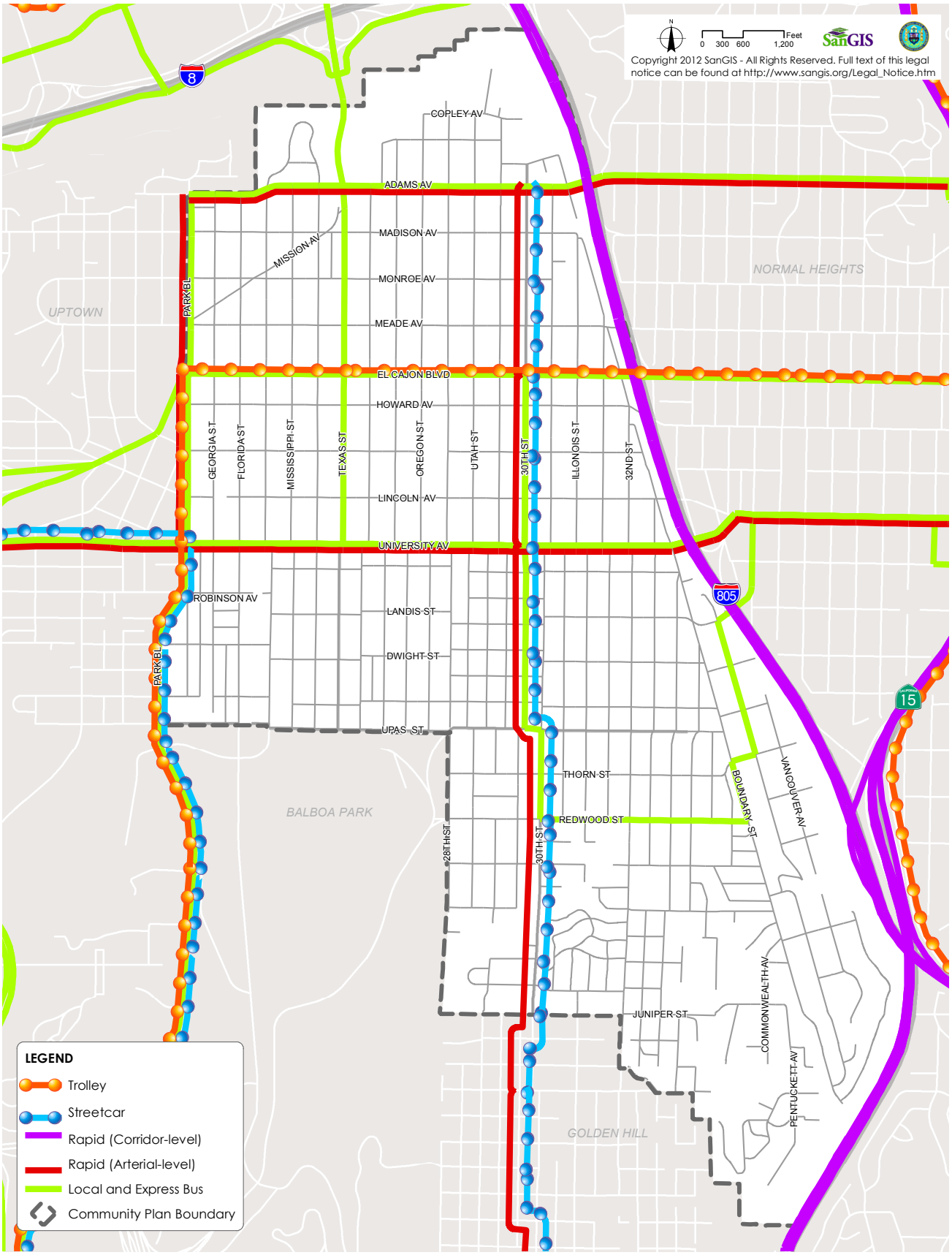
Mid-City Trolley Extension

SANDAG is planning the Mid-City Trolley Extension from Downtown to the Mid-City communities and San Diego State University via El Cajon Boulevard and Park Boulevard. The expected year for completion of this improvement is 2035. Figure 3-3 illustrates the transit network with the buildout of the 2050 Regional Transportation Plan.

General Plan policies ME-B.1 through ME-B.10, as well as the following community-based policies should be consulted for guidance.

A streetcar line between North Park and Downtown would provide another travel option and serve as a tourism booster for the community.

Figure 3-3: *Planned Transit Facilities*



POLICIES

ME-2.1 Implement transit system priority for buses, including Transit Signal Priority and transit queue jumps, to improve the efficiency of travel by bus, where appropriate.

ME-2.2 Consider the use of exclusive or restricted transit lanes along corridors where traffic queues make other transit system priority measures less effective in isolation.

ME-2.3 Enhance the pedestrian and bicycle amenities around transit stops with curb extensions ("corner bulb-outs") , bicycle parking, shelters, additional seating, lighting, public art shade trees, and landscaping to increase the comfort and convenience for transit riders.

ME-2.4 Work with MTS and other entities to increase the transit rider experience by placing shade structures, benches and timetables at bus stops, where feasible.

ME-2.5 Work with SANDAG to implement electronic arrival schedules where appropriate and implement real-time transit schedule updates to provide timely and efficient loading.

ME-2.6 Work with SANDAG to implement transit infrastructure and service enhancements in the Regional Transportation Plan.

ME-2.7 Work with MTS and SANDAG to implement transit priority measures to improve transit travel times.

ME-2.8 Coordinate with MTS on bicycle and pedestrian infrastructure improvements to avoid adverse impacts to existing and planned bus services to the community.

Pedestrian and bicycle improvements along Texas Street provide mobility connections between North Park and Mission Valley.

ME-2.9 Ensure appropriate design of transit-oriented development and develop a balanced, multi-modal transportation network that provides for pedestrians, cyclists, public transit, and vehicles.

ME-2.10 Reduce existing curb cuts where possible to minimize vehicular conflicts with pedestrians and buses on important transit and neighborhood commercial streets.

ME-2.11 Support the implementation of Streetcars along historic routes per SANDAG's Regional Transportation Plan in order to become a richly connected community. Support seeking historic designation for refurbished historic streetcars.

ME-2.12 Create programs that incentivize the distribution of transit passes.

ME-2.13 Work with MTS, public and private developers to ensure accessibility and compatibility with transit operations and future plans.

3.3 STREET SYSTEM

Most of North Park's existing street system is a grid pattern. However, residential areas, particularly to the north and south, are built around the natural canyon environment, leading to dead-ends and curvilinear streets. North Park is served by two major streets, El Cajon Boulevard and University Avenue, which provide east-west access to the Uptown community on the west and to the Mid-City and College communities on the east. Adams Avenue also provides a connection to the east, linking North Park with the Mid-City neighborhoods of Normal Heights, Kensington, and Talmadge. The major north-south streets in the community are 30th Street, which provides a link with the Golden Hill community and Downtown; Texas Street, which provides access to Mission Valley and into Balboa Park; and Park Boulevard, which is adjacent to Uptown and provides access to Balboa Park and to Downtown. Other surface streets of importance are two east-west streets, Meade Avenue and Lincoln Avenue, and two north-south streets, Utah Street and 32nd Street. Figure 3-4 illustrates the existing roadway classifications.

Figure 3-4: *Existing Functional Street Classifications*

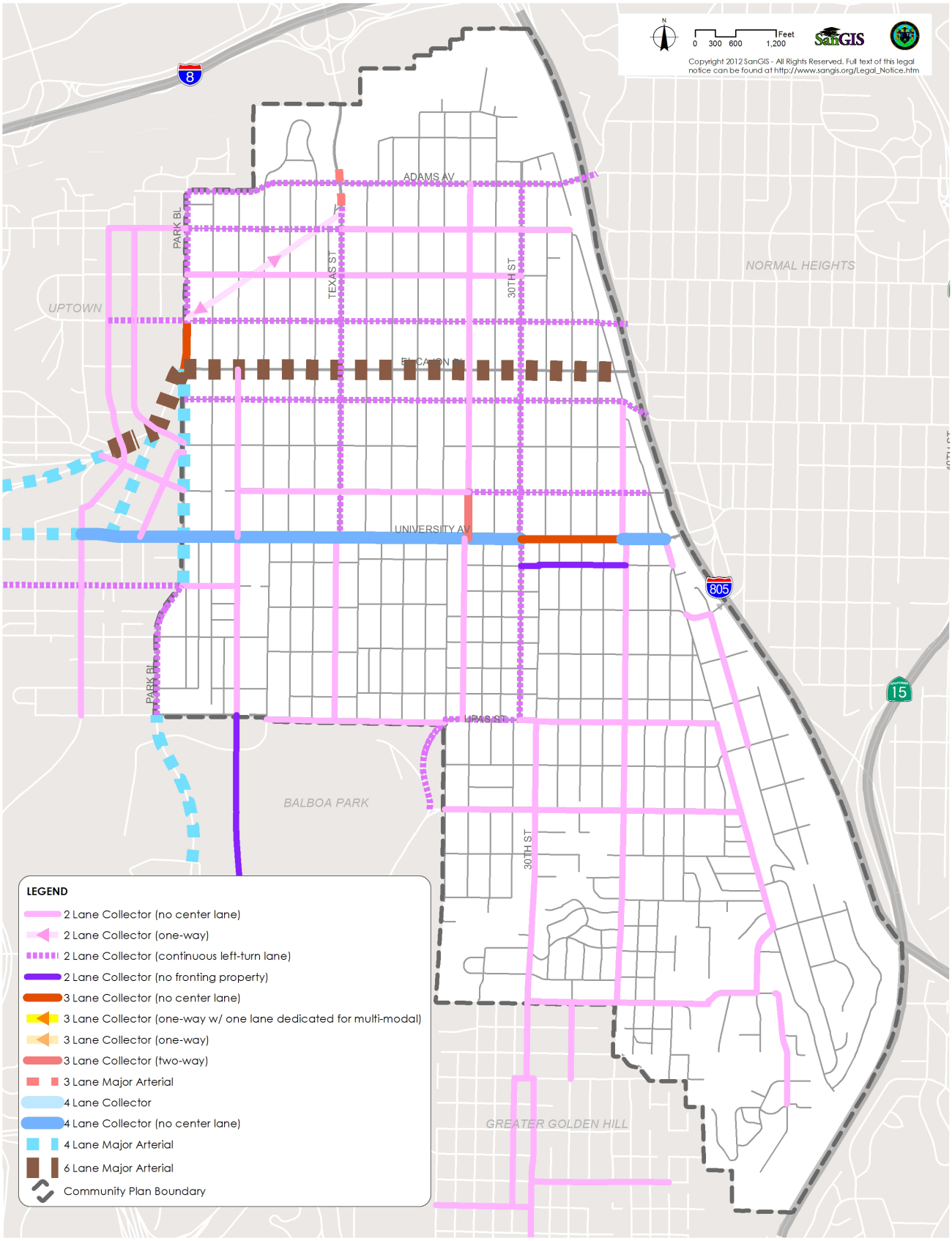
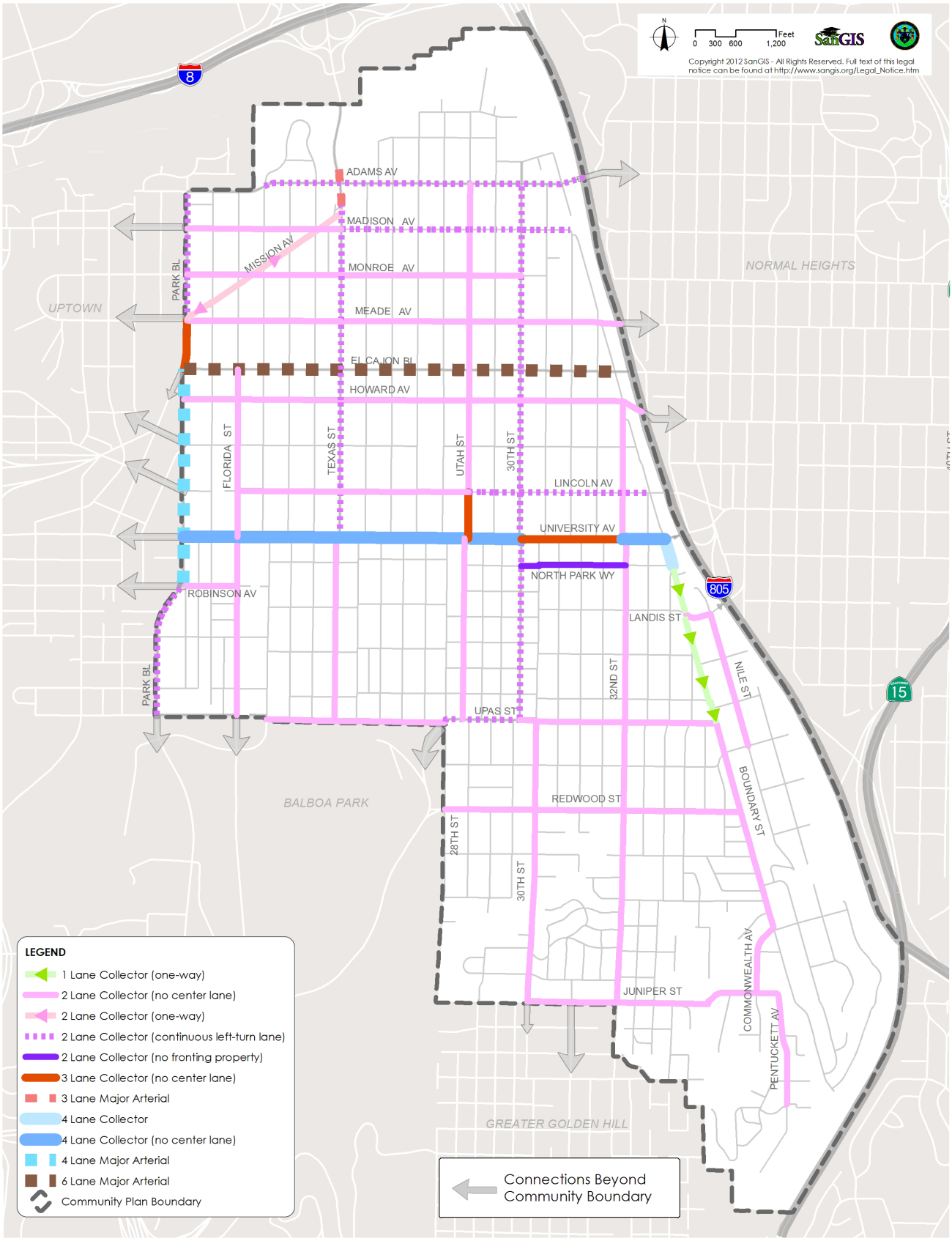


Figure 3-5: *Planned Street Classifications*



The Community Plan envisions repurposing streets to incorporate multiple modes of travel and parking. By creating an efficient and attractive multi-modal network, people can bicycle, walk, and use transit, which ideally can contribute to less automobile congestion and a more healthy community. Figure 3-5 illustrates the planned street classifications. Efficient and intuitive street improvements along North Park's street segments and intersections would facilitate easy understanding and use as well as enhance the user's experience throughout the community.

General Plan Policies ME-C.1 through MC-C.7 and Table ME-2 (Traffic Calming Toolbox), as well as the following community-based policies, provide guidance for street, freeway, and intersection improvements.

POLICIES

ME-3.1 Implement road diets (reduction in number of traffic lanes) or lane diets (narrowing traffic lanes) where appropriate to accommodate transit and bicycles within the existing street right-of-way.

ME-3.2 Provide a Complete Streets network that accommodates multiple modes of transportation throughout the community to accommodate all users of the roadway.

ME-3.3 Direct future transportation trips to walking, bicycling, and transit modes by creating a safe, effective multi-modal network.

ME-3.4 Implement focused intersection improvements to provide safety and operations for all modes at major commercial intersections and destinations in the community and to and from Balboa Park.

ME-3.5 Coordinate with Caltrans and SANDAG to identify and implement needed freeway and interchange improvements at North Park Way.

ME-3.6 Repurpose right-of-way to provide high-quality bicycle, pedestrian, and transit facilities while maintaining vehicular access.

ME-3.7 Provide street trees, and street lighting, and implement a wayfinding program.

Facilities that promote bicycling should accommodate all cyclists regardless of skill.

Texas Street provides a continuous connection through North Park between Balboa Park and Mission Valley.

Repurposing right-of-way can provide opportunities not only for other modes of transit, but for public space as well.

ME-3.8 Incorporate balanced multi-modal concepts into planning, design, retrofit, and maintenance of streets.

ME-3.9 Ensure efficient movement and delivery of goods to retail uses while minimizing impacts on residential and mixed-use areas.

ME-3.10 Discourage vacating streets and alleys or selling public rights-of-ways except in cases where significant public benefits such as linear parks, public art, joint use parks, etc. can be achieved.

ME-3.11 Design publicly-accessible alleys to break up the scale of large developments and allow additional access to buildings.

ME-3.12 Implement linear Passive Park trails in the public right-of-way.

ME-3.13 Add pedestrian safety measures where ever possible by:

a. Install pop-outs or other traffic calming measures where feasible at mid-block crossings to facilitate safe pedestrian crossing.

Bike corrals can accommodate more bicycle parking than typical sidewalk bicycle racks, especially where sidewalk widths are limited in width.

Reversed angled parking could provide opportunities for more parking in the community and safer streets.

b. Enhance signage and striping at offset and non-traditional intersections throughout North Park to increase safety for drivers, cyclists, and pedestrians.

ME-3.14 Support restricting curb-cuts wherever possible to increase parking.

ME-3.15 Support the enhancement of Florida Drive from North Park to Downtown to create an efficient and safe multi-modal Complete Street.

ME-3.16 Enforce truck deliveries to occur during off-peak hours on commercial streets and not on residential streets.

ME-3.17 Reestablish connectivity between North Park and Hillcrest along the east-west connection, impaired by the Mid-City Rapid Bus along Park Boulevard between University Avenue and Washington Street.

ME-3.18 Consider further analysis related to the reduction of auto lanes along El Cajon Boulevard to facilitate more space and improved conditions for pedestrians and cyclists.

ME-3.19 Support the construction of modern roundabouts at the following intersections:

a. El Cajon Boulevard/Park Boulevard/ Normal Street

b. Pershing Drive and Upas Street

c. Upas Street and 30th Street

d. Laurel Street and 30th Street

3.4 INTELLIGENT TRANSPORTATION SYSTEM

Intelligent Transportation Systems (ITS) is the application of technology to transportation systems with the goal to maximize efficiency of services while increasing vehicle throughput, reducing congestion, and providing quality information to the commuting public. The application of ITS technologies can influence choices across all modes of travel. General Plan Policies ME-D.1 through ME-D.6 as well as the following community-based policies should be considered when evaluating ITS improvements.

POLICIES

ME-4.1 Support implementation of ITS strategies such as smart parking technology, traffic and transit information dynamic message signs, traffic signal coordination, and transit priority.

ME-4.2 Encourage accommodation of emerging technologies such as car charging stations into future infrastructure and development projects.

ME-4.3 Utilize ITS technology such as traffic signal coordination and transit priority measures to move people safely and efficiently through the community, especially along major transit corridors such as El Cajon Boulevard and University Avenue, and other corridors such as 30th Street and Park Boulevard.

Carsharing programs can reduce the demand for parking spaces and help to reduce automobile congestion and pollution.

3.5 PARKING

Both on- and off-street parking are in high demand in North Park, especially in the Core area. The high parking demand is concentrated mainly in the Core area, bounded by North Park Way to Howard Avenue and from Hamilton Street to Iowa Street. The North Park Parking Structure provides convenient parking for the business patrons and visitors to the community. Other areas with high parking demand include 30th Street and University Avenue. Greater management of parking spaces can help achieve mobility, environmental, and community development goals.

POLICIES

ME-5.1 Encourage and support additional diagonal parking on various side-streets adjacent to the Core area and mixed-use corridors, and within multi-family neighborhoods to increase parking supply where feasible.

ME-5.2 Provide on-street parking on all streets to support adjacent uses and enhance pedestrian safety and activity where feasible.

ME-5.3 Include primarily parallel on-street parking on high-volume arterial and collector streets and angled parking on lower-speed and lower-volume streets.

ME-5.4 Limit driveway curb cuts to the extent possible to maximize the curb length available for on-street parking. Driveway access should be provided through alleys or shared driveways.

ME-5.5 Explore opportunities to incorporate reverse angle (i.e., back in) diagonal parking to improve safety for bicyclists, calm traffic and reduce conflicts with on-coming traffic. This is particularly appropriate in locations with generous street widths (50' or greater), where a narrower travel lane can accompany this configuration.

ME-5.6 Avoid conflicts between front-in angled parking and marked bicycle lanes. In these locations, a six-foot buffer must be provided. Bicycle lanes may abut the parking area when back-in angled parking is used.

ME-5.7 Support the construction of additional parking structures near El Cajon Boulevard and 30th Street and in close proximity to mixed-use corridors.

ME-5.8 Support shared parking agreements with institutional uses, offices, and other businesses where associated parking could provide additional parking in the evening.

ME-5.9 Locate on-site parking in the rear of the buildings and encourage access from the rear alley when available.

ME-5.10 Use metered parking in commercial areas to provide reasonable short-term parking for retail customers and visitors while discouraging long-term resident and employee parking.

a. Restrict time limits of 30 minutes or less to areas reserved for special, short-term, high-turnover parking such as passenger loading, convenience stores, dry cleaners, etc.

b. Maximum time limits should not exceed 2 hours where turnover of parking spaces is important to support nearby retail business.

ME-5.11 Support implementation of innovative parking measures such as unbundled residential parking.

ME-5.12 Break up large surface parking areas with landscaped islands and apply landscaped borders to screen parking from view. This can be accomplished through the use of trees, shrubs, mounding or walls appropriate to the character of the area. Large parking areas should also include patterned paving as a means to enhance surface areas.

ME-5.13 On-street motorcycle parking should be provided in prominent, well-lit locations. Motorcycle parking bays should be striped perpendicular to the sidewalk in the on-street parking lane.

ME-5.14 Install bicycle corrals in the parking lane where pedestrian activity is heavy and sidewalk space limited. Bike corrals should be delimited with bollards to protect bicycles and cyclists.

ME-5.15 Preserve on-street parking in commercial areas to serve short-term shoppers.

ME-5.16 Support reducing minimum parking requirements for mixed-use projects in high-density transit corridors, which could include the utilization of tandem parking.

ME-5.17 Include dedicated spaces for car-sharing throughout North Park.

ME-5.18 Provide electric vehicle charging stations (level 2 and DC fast charging stations, or newest technology available) in parking garages, and near parks, public facilities, and mixed-use developments.

ME-5.19 Support opportunities for increasing parking within the community through shared parking opportunities for new development and a parking in-lieu fee to potentially fund parking structures within North Park.

ME-5.20 Implement employee and resident incentive programs including but not limited to: providing a parking space in a nearby parking structure or parking lot as well transit passes.

ME-5.21 Support the implementation of the Parking Management Plan for North Park.

ME-5.22 Encourage the function and enforcement of residential parking districts in high impact areas.

ME-5.23 Provide dedicated priority parking spaces for carpools, vanpools, and carshare vehicles and electric vehicles for priority parking

3.6 TRANSPORTATION DEMAND MANAGEMENT (TDM)

Transportation Demand Management (TDM) combines marketing and incentive programs to reduce dependence on automobiles and encourage use of a range of transportation options, including public transit, bicycling, walking and ride-sharing. These management strategies are an important tool to reduce congestion and parking demand in North Park. Transportation Demand Management policies are numbered below as Policies ME-6.1 through ME-6.2. Additional policies related to this topic may be found in the City of San Diego's General Plan policies ME-E.1 through ME-E.8.

ME-6.1 Encourage new commercial and institutional developments, as well as any new standalone parking facilities to provide parking spaces for car-sharing.

ME-6.2 Encourage new multifamily residential development to incorporate alternative measures to reduce the need to provide parking spaces in excess of the required parking minimums, which could include, but are not limited to, incorporating car-sharing spaces or providing discounted transit passes to residents.

ME-6.3 Encourage new multifamily residential rental development to unbundle parking spaces from the rental cost of dwelling units.

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4

URBAN DESIGN

4.1 URBAN DESIGN FRAMEWORK

4.2 STREETSCAPE AND PUBLIC REALM

4.3 DEVELOPMENT DESIGN: CENTERS, CORRIDORS AND NEIGHBORHOODS

VISION

Interconnected neighborhoods, commercial districts, and corridors that provide the setting for new buildings with a high-level of design and allow North Park's distinctive character to continually evolve as well as protect the fabric of older buildings and neighborhood character.

Urban Design Element Goals

- *A built environment that enhances North Park's quality of life and community character.*
- *New buildings that protect and enhance a neighborhood's distinctive context and vitality and complement the character and scale of neighboring buildings.*
- *Preservation of the architectural variety and distinctive neighborhood character. Preservation, restoration, and adaptive reuse of unique architecturally significant structures.*
- *Unique thematic districts that express culture and neighborhood identity through the built environment.*
- *Public spaces that evoke pride and enrich the lives of the community.*
- *A sense of arrival at major community gateways.*
- *A pedestrian oriented public realm with aesthetic quality, functionality, and sustainability through the design of buildings, public improvements, landscaping, and public art.*
- *Enhancement of the visual interface between Balboa Park/open space and the community. Sustainable street trees and landscaping in the public realm that contribute to community character.*

4.1 URBAN DESIGN FRAMEWORK

Urban Design addresses the defining features and relationships of new buildings, groups of buildings, spaces, and landscapes within existing neighborhoods, districts, and corridors. It assimilates the relationships between buildings, streets, land use, open spaces, circulation, height, density, parking, and parks. The North Park community has demonstrated that new uses and development can be integrated into the existing and evolving community fabric of neighborhoods and districts if they protect or build upon existing character-defining features. North Park's original planning principles promoted human-scale, pedestrian-oriented residential and commercial land uses, with each of its older neighborhoods exhibiting diversity and character with representative traditional architectural styles such as California bungalow, Craftsman, and Spanish/ Mediterranean architecture.

From the 1960s to the 1980s, North Park developed and grew with little regard to the scale, character, and the context of its original buildings and homes. Single-family homes were replaced with long, narrow apartment buildings with front parking lots that disrupted the scale, diminished the character, and reduced the walkability of neighborhoods. Similar intrusions occurred in the "Main Street" business districts, changing the walkable, human-scale storefront character of these areas into auto-oriented, strip commercial uses. As the community experiences infill development and building renovations, the Community Plan encourages new development to include innovative and dynamic forms while still being sensitive to adjacent neighbors. The Urban Design Element provides policies to protect, enhance, and encourage quality design that takes into account the unique features of North Park while recognizing that there will be changes to the urban form and a need to respond to future urban design issues.

URBAN DESIGN FRAMEWORK

- **A** Community Villages with a vibrant mix of uses, entertainment, and a highly walkable streetscape focused around transit, centered around University Avenue and 30th Street, and El Cajon Boulevard and 30th Street.
- **B** An Arts and Culture District focused along Ray Street that promotes North Park as a center for the arts.
- **C** View corridors that are preserved and view sheds that are oriented towards natural open spaces.
- **D** Iconic gateways at key locations in the community that generate a sense of place and arrival through the use of landmark structures and quality architecture, unique signs, public art, landscape features, and public space.
- **E** A respect and appreciation for the history and culture of the community as expressed in historic districts.
- **F** A "Green Street" focus on Oregon Street and Pershing Avenue that improves connections between schools, community parks, Balboa Park, and commercial districts that increases the urban forest canopy over the streets, includes opportunities for storm water capture, and improves pedestrian walkability.
- **G** Commercial nodes located at major intersections of the community where building storefronts define the street environment and support social activity.
- **H** Connections to Balboa Park that provide direct access from residential neighborhoods through biking and walking.
- **I** Neighborhood Centers that draw mainly from the immediate surrounding area and that incorporate residential and office/commercial uses, including mixed-use. These centers also focus activities around civic and cultural facilities as well as recreational amenities that are scaled to fit the surrounding neighborhoods.

Figure 4-1: *Urban Design Framework Map*

GENERAL PLAN CROSS-REFERENCE

The General Plan provides citywide urban design policies to be applied in conjunction with the urban design policies in the community plan. Policies may also be referenced further, emphasized, or detailed in the context of a community to provide further community-specific direction. General Plan Urban Design Element policies particularly significant to the North Park community are listed in Table 4-1.

Table 4-1: *General Plan Related Urban Design Topics and Policies*

General Plan Related Topics	Policies
Development Adjacent to Canyons & Other Natural Features	UD-A.3
Landscape Guidelines	UD-A.8
Parking	UD-A.11, UD-A.12
Wireless Facilities	UD-A.15
Utilities	UD-A.16
Safety & Security (Crime Prevention through Environmental Design – CPTED)	UD-A.17
Residential Design	UD-B.1 – UD-B.8
Mixed-Use & Commercial Development	UD-C.1 – UD-C.8
Public Spaces & Civic Architecture	UD-E.1 – UD-E.2
Public Art & Cultural Amenities	UD-F.1 – UD-F.5
Urban Runoff & Storm Water Management	CE-E.1 – CE-E.7
Urban Forestry	CE-J.1 – CE –J.5
Sustainable Development Practices	CE-A.5 – CE-A.12
Streetscape Design	UD-C.7
Pedestrian Access to Developments	UD-A.5, UD-A.9
Site Design & Building Orientation	UD-A.3 – UD-A.6
Building Compatibility & Transitions	UD-B.2
Building Quality, Durability, Materials, & Colors	UD-A.4, UD-A.5 & CE-A.9

4.2 STREETSCAPE AND PUBLIC REALM

The public realm includes all the spaces between buildings that can be freely accessed; it encompasses all outdoor areas including roads, parks, squares, and pedestrian and bicycle routes. Through intentional design, the roadway, parkways, sidewalks, and areas immediately next to the building can create opportunities for social interaction, business activation, and an attractive pedestrian area.

Streetscape elements are all those functional and decorative elements that are placed, planted or built within the public realm. They include public utilities and amenities, visible elements of service infrastructure, street lights, traffic signs and signals, street trees, general public furniture, advertising signs, and decorations.

How buildings interface with the sidewalks and parkways and enhance multi-modal connectivity is a focus of this Urban Design Element. Sidewalks can incorporate pedestrian access, gathering space, unique design, and public art. The community plan envisions transforming auto-oriented streets into shared public spaces that accommodate all users while also incorporating elements of sustainability. This vision will be accomplished through a combination of design strategies including reduction in impervious surfaces and expansion and enhancement of parkways, sidewalks, and public spaces.

The network, pattern and design details for streets, sidewalks, and abutting public spaces is fundamental to the perception of the community's urban design framework. Therefore, features and improvements within these spaces need to include urban design features as well as provide mobility functions.

New Development Public Interface Policies

UD-2.1 Create publicly accessible plazas and paseos as part of new development.

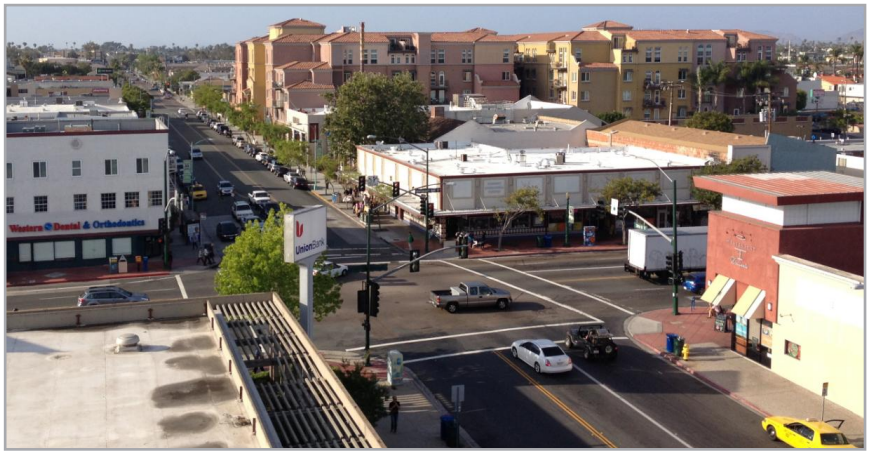
UD-2.2 Accentuate key focal points, entrances, and corners of a development with art, signs, special lighting, and accent landscaping.

UD-2.3 Define the edges, boundaries, and transitions between private and public space areas with landscaping, grade separations, covered patios, garden walls, gates, and paving materials.

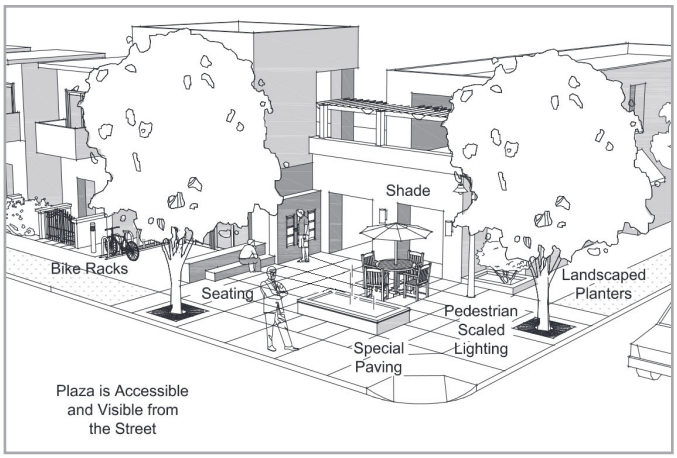
UD-2.4 Create a strong sense of edge along streets and open spaces by incorporating a continuous row of trees and/or by providing consistent building setbacks.

UD-2.5 Provide continuous and consistently designed right-of-way improvements, so that a development project reads as one unified project. Create a seamless connection of landscape improvements between properties and across streets.

UD-2.6 Use streetscape elements, including kiosks, walkways, street furniture, street lighting, and wayfinding signage to enhance the appearance and function of commercial developments.



Community Villages within North Park can create a vibrant mix of uses and will be enhanced by pedestrian-oriented features.



Public spaces incorporating outdoor seating and pedestrian-scale lighting enhance the public realm.

UD-2.7 Provide continuous storefronts that face the street, are contiguous to the sidewalk, and, where possible, support the use of sidewalks for outdoor seating, dining and cafes.

UD-2.8 Provide waste receptacles in villages, nodes, and highly trafficked pedestrian areas in conjunction with building entries and/or outdoor seating areas, without impeding the pedestrian path of travel.

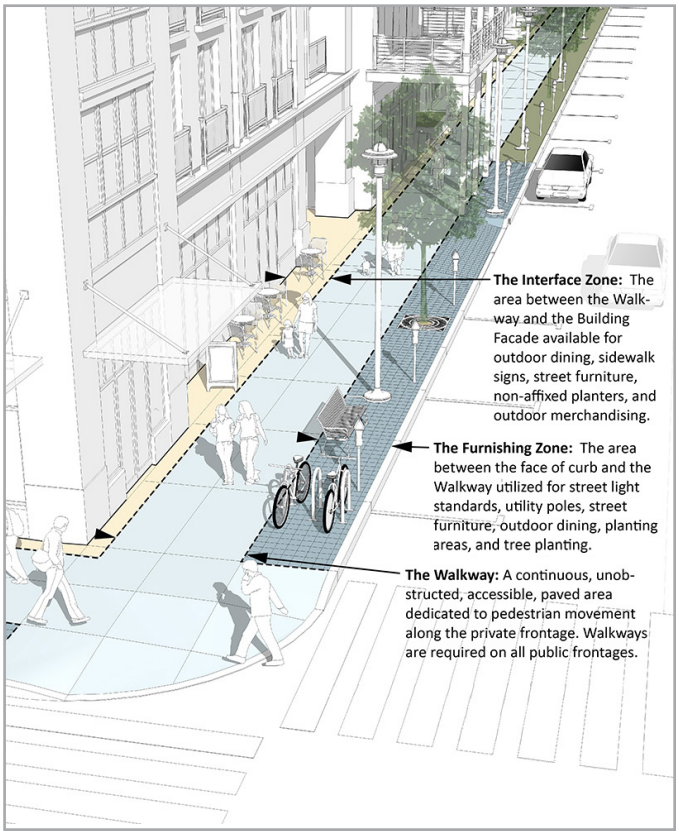
UD-2.9 Incorporate planted walls, planting containers, and seating as a part of the on-site open space within buildings to help define public or semi-public spaces.

UD-2.10 Encourage sidewalk widening in front of commercial, mixed-use buildings to create pockets of gathering and sitting areas and outdoor seating for cafe and restaurants. Also refer to the Noise and Light Element.

SIDEWALKS AND PEDESTRIAN PATHS

Sidewalks and pedestrian paths are of particular importance to the community's urban form due to their adjacency to the private realm and the possibility to incorporate multiple functions such as pedestrian access, gathering space, design details, and public art. However, sidewalks in the community often lack adequate width for their level of use and may contain gaps, and crossings are not always clearly marked. Accordingly, encroachments and above-ground infrastructure need to be properly located and managed, especially within areas of higher pedestrian traffic such as along commercial corridors, major streets, and transit lines.

Figure 4-2: *Sidewalk Zones*



Sidewalks should enable active public space and accessible pedestrian travel. Amenities such as landscaping, lighting, and seating work to activate the street. These amenities should be properly organized to ensure safe and accessible travel through the organizing logic of a set of zones.

Sidewalks and Pedestrian Paths Policies

UD-2.11 Incorporate public seating, cafe and restaurant spaces, patios, and plazas along the sidewalk to activate the public realm along the street.

UD-2.12 Provide fixed-in-place benches and other forms of seating (e.g. low walls, planter edges, wide steps) throughout the community, particularly in pedestrian-oriented commercial areas and near transit stops.

UD-2.13 Improve pedestrian environments in the community with wider sidewalks where needed, enhanced crosswalks and paving, better access and connectivity, shade-producing street trees, street furnishings, and amenities that support walking.

UD-2.14 Keep the pedestrian zone and street corners within sidewalks clear of obstructions and visual clutter.

UD-2.15 Preserve and incorporate the traditional scoring pattern, color, texture, and material of the community's older sidewalks, when replacing sidewalks and enhancing streetscapes.

UD-2.16 Preserve the original sidewalk contractor date stamps in place.

Utilities Policies

UD-2.17 Locate and design utilities outside of the sidewalk to maintain a clear path of travel.

UD-2.18 Screen above ground utility equipment by integrating it into a building's architecture, placing it underground, and/or screening it with landscaping where feasible.

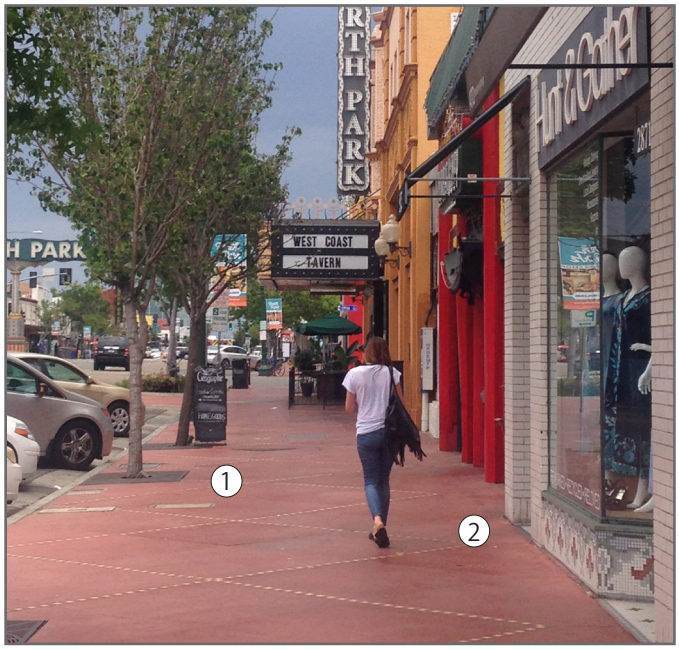
Figure 4-3: *Activation of the Public Realm*

Public seating and plazas along sidewalks help activate the public realm. Wider sidewalks allow the incorporation of these spaces, street furnishings, and pedestrian amenities. (UD-2.1, UD-2.11-13)

1. Street Trees with Large Canopy
2. Planters
3. Movable Seating
4. Parklet Design
5. Umbrellas to Provide Shading

Figure 4-4: *Improved Pedestrian Environment*

Preserving original sidewalk characteristics, such as scoring, pattern and colors, helps maintain the community's character. (UD-2.15)



1. Wider sidewalks along commercial streets offer pedestrians enough space to walk at their chosen pace, shop, socialize, or enjoy their surroundings.

2. High-quality paving materials should be used to establish an area's identity.

Lighting Policies

UD-2.19 Utilize lighting to enhance the building's character by highlighting architectural features and landscaping treatments. Lighting should be designed as an integral part of the building that is consistent with its architectural character.

UD-2.20 Incorporate lighting that helps ensure public safety, and enhance nighttime activities.

UD-2.21 Utilize appropriate levels of illumination responsive to the type and level of anticipated activity without under- or over-illuminating. Generally, higher illumination is desired on buildings and in areas with higher levels of nighttime use. Refer to the Noise and Light Element.

UD-2.22 Install lighting to meet or exceed City Standards throughout the community for added safety, visibility, and comfort. Refer to the Economic Prosperity Element.

a. Provide pedestrian-scaled lighting, as well as ambient lighting, along all walkways, internal corridors, common areas, and garages within a development.

b. Support the creation of a Landscape, Lighting, and Maintenance District to sustain community amenities exceeding the City Standard or of a particular aesthetic design consistent with the community character.

Signage of standardized design within a single development allows for uniformity and consistency with the overall site's architectural character.

Pedestrian-scaled lighting should be designed as an architectural feature of the building.

Signage Policies

UD-2.23 Design high quality signage that contributes to community identity, improves way-finding, and is highly visible and legible.

a. Provide clear, legible, and professionally designed building signage to identify the development and improve wayfinding and circulation.

b. Standardize the format and design of multiple signs within a single development for uniformity and consistency.

c. The design, selection, and placement of all site signage should be consistent and compatible with the overall site design and architectural character of the development.

d. Encourage and promote street banners and logos along all commercial corridors in the community.

URBAN FORESTRY

Street trees are encouraged throughout North Park. A consistent street tree palette will enhance neighborhood identity, unify corridors, add visual interest, reduce the heat island effect, and provide shade within the public realm. Street trees also serve are a powerful storm water tool due to their ability to absorb water through their root systems and transpire water vapor back into the atmosphere. This section establishes a hierarchy of street tree species based on their size and function. The urban forestry policies are to be used in conjunction with Table 4-2: Street Tree Selection Guide and Figure 4-5: Recommended Street Trees, which provide tree species by street location. All other areas of the community should utilize the City of San Diego Street Tree Selection matrices to select species based on available planting widths and add tree species that already exist in the area. Consistency of street trees is not imperative on all streets, given existing conditions where there is already a mixture trees.

Urban Forestry Policies

UD-2.24 Retain mature and healthy street trees when feasible.

UD-2.25 Utilize street trees to establish a linkage between blocks and to frame public views.

UD-2.26 Maximize tree shade canopy by planting the tree species with the largest canopy at maturity that are appropriate for the street size, existing infrastructure, community needs, and environmental limitations.

UD-2.27 Space trees consistently at an equal interval to provide rhythm and continuity.

UD-2.28 Maximize growth space by increasing tree well and parkway sizes and soil volumes through the use of suspended pavements or structural soils.

UD-2.29 Utilize structural soils over compacted soils, open planters with shrubs and groundcover over tree grates, and deep tree well pits with corner subsurface drainage options over low permeable soil types typical of North Park.

UD-2.30 Create a network of green streets that provides urban greening features that enhance the pedestrian and bicycle environment, storm water management features, and opportunities for additional street trees.

UD-2.31 Look for more opportunities to plant more street trees in North Park as part of the Citywide effort to implement green infrastructure.

Street trees along parkways help create a physical barrier between pedestrian areas and vehicular areas, and provide shaded areas along sidewalks.

Tree lined streets add another dimension to the built environment, providing shade and visual relief.

Table 4-2: *Street Tree Selection Guide*

Key	Street	Segment	Primary Tree	Secondary Tree
A	University Avenue	Park Boulevard to Ray Street		
		2' - 4' Parkway	Crape Myrtle	Guadalupe Fan Palm
		4' - 6' Parkway	Chinese Pistache	Hesper Palm
B	University Avenue	Ray Street to Boundary Street		
		2' - 4' Parkway	Crape Myrtle	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Chinese Pistache	Holly Oak
		6' - 10' Parkway	Chinese Flame (Koelreuteria elegans)	Glossy Privet
C	30th Street	Meade Avenue to Redwood Street		
		2' - 4' Parkway	Crape Myrtle	Guadalupe Fan Palm
		4' - 6' Parkway	Chinese Pistache	Hesper Palm
		6' - 10' Parkway	Chinese Flame (koelreuteria elegans)	Pindo Palm
D	30th Street	Redwood Street to Juniper Street		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Holly Oak	Marina Madrone (Arbutus 'Marina')
		6' - 10' Parkway	California Sycamore	Glossy Privet
E	El Cajon Boulevard	All		
		2' - 4' Parkway	Sweetshade	Catalina Ironwood
		4' - 6' Parkway	Coral Gum	Jacaranda
		6' - 10' Parkway	Red-Flowering Gum	Chinese Elm
F	Park Boulevard	Meade Avenue to Robinson Avenue		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Silver Dollar Gum	Pindo Palm
		> 10' Parkway	Sweet Gum	
G	Park Boulevard	Robinson Avenue to Upas Street		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Holly Oak	Marina Madrone (Arbutus 'Marina')
		6' - 10' Parkway	London Plane	California Bay Laurel
H	Adams Avenue	All		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Cassia	Hesper Palm
		6' - 10' Parkway	Sweet Gum	Pindo Palm
I	Dwight Street	All		
		2' - 4' Parkway	Strawberry (Arbutus unedo)	Guadalupe Fan Palm
		4' - 6' Parkway	Holly Oak	Hesper Palm
		6' - 10' Parkway	Glossy Privet	Pindo Palm
J	Illinois Street	All		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Pindo Palm

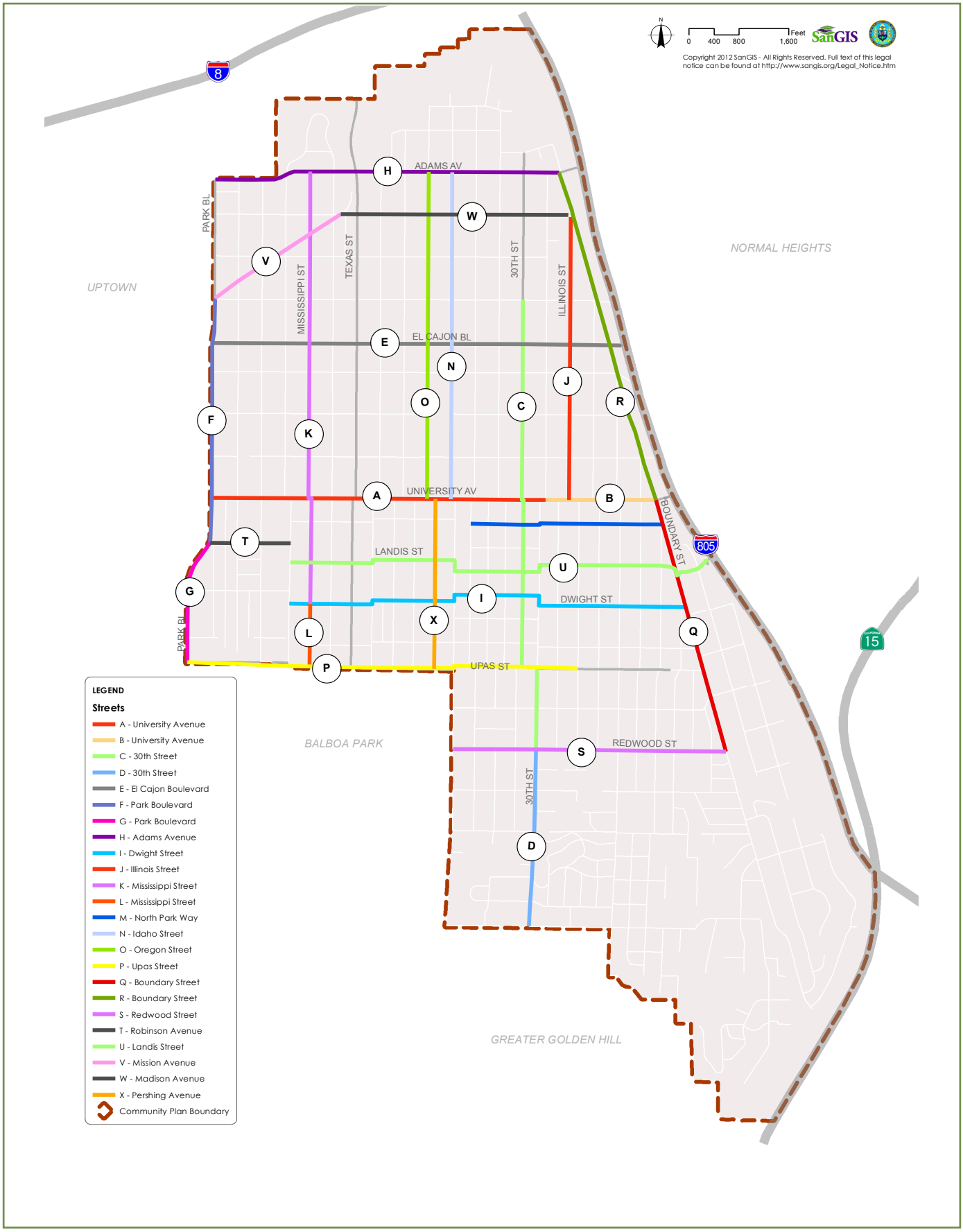
Table 4-2: Street Tree Selection Guide (Continued)

Key	Street	Segment	Primary Tree	Secondary Tree
K	Mississippi Street	Adams Avenue to Dwight Street		
		2' - 4' Parkway	Western Redbud	Guadalupe Fan Palm
		4' - 6' Parkway	White Orchid Tree	Hesper Palm
		6' - 10' Parkway	Australian Bottle Tree	Pindo Palm
L	Mississippi Street	Dwight Street to Upas Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
M	North Park Way	All		
		2' - 4' Parkway	Catalina Ironwood	Crape Myrtle
		4' - 6' Parkway	Jacaranda	Chinese Pistache
		6' - 10' Parkway	Chinese Elm	Chinese Flame (koelreuteria elegans)
N	Idaho Street	Adams Avenue to University Avenue		
		2' - 4' Parkway	Silk Tree	Guadalupe Fan Palm
		4' - 6' Parkway	Australian Willow	Hesper Palm
		6' - 10' Parkway	Olive "fruitless" - Fruitless Var. Only	Pindo Palm
O	Oregon Street	Adams Avenue to University Avenue		
		2' - 4' Parkway	Silk Tree	Guadalupe Fan Palm
		4' - 6' Parkway	Australian Willow	Hesper Palm
		6' - 10' Parkway	Olive "fruitless" - Fruitless Var. Only	Pindo Palm
		> 10' Parkway	Tipu Tree	
P	Upas Street	Park Boulevard to 31st Street		
		2' - 4' Parkway	Sweetshade	Guadalupe Fan Palm
		4' - 6' Parkway	Brisbane Box	Hesper Palm
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Pindo Palm
Q	Boundary Street	Redwood Street to University Avenue		
		2' - 4' Parkway	Strawberry (Arbutus unedo)	Western Redbud
		4' - 6' Parkway	Marina Madrone (Arbutus 'Marina')	White Orchid Tree
		6' - 10' Parkway	California Bay Laurel	Australian Bottle Tree
R	Boundary Street	University Avenue to Adams Avenue		
		2' - 4' Parkway	Catalina Ironwood	Strawberry (Arbutus unedo)
		4' - 6' Parkway	Jacaranda	Holly Oak
		6' - 10' Parkway	Chinese Elm	California Sycamore
S	Redwood Street	Pershing Drive to Boundary Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Brisbane Box	White Orchid Tree
		6' - 10' Parkway	Southern Magnolia 'Samuel Sommer'	Australian Bottle Tree
		> 10' Parkway	Coast Live Oak	Tipu Tree

Table 4-2: Street Tree Selection Guide (Continued)

Key	Street	Segment	Primary Tree	Secondary Tree
T	Robinson Avenue	Park Boulevard to Alabama Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	London Plane	Australian Bottle Tree
U	Landis Street	Alabama Street to Nile Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
V	Mission Avenue	All		
		2' - 4' Parkway	Toyon	Catalina Ironwood
		4' - 6' Parkway	Yew Pine	Holly Oak
		6' - 10' Parkway	Italian Stone Pine	Mexican Sycamore
		> 10' Parkway	Torrey Pine	Sweetgum
W	Madison Avenue	Mission Avenue to Illinois Street		
		2' - 4' Parkway	Catalina Ironwood	Western Redbud
		4' - 6' Parkway	Holly Oak	White Orchid Tree
		6' - 10' Parkway	California Sycamore	Australian Bottle Tree
X	Pershing Avenue	All		
		2' - 4' Parkway	Toyon	Catalina Ironwood
		4' - 6' Parkway	Yew Pine	Strawberry (Arbutus unedo)
		6' - 10' Parkway	Italian Stone Pine	Marina Madrone (Arbutus 'Marina')
		> 10' Parkway	Torrey Pine	California Bay Laurel

Figure 4-5: *Recommended Street Trees*



PUBLIC VIEWS

Due to the community's sloping topography, public views (both near and far) are common. Views are particularly associated with the community's natural scenic amenities of San Diego Bay, Balboa Park, Switzer Canyon, and the 32nd Street / 34th Street canyon. Views have a strong association with the desirable character and attractiveness of the community. Unimproved rights-of-way, or 'paper streets' are common in the community and provide opportunities for public views when they intersect or abut canyons or steep hillsides.

Public view resources include:

> Viewsheds: Generally line-of-site (unobstructed) panoramic views from a public vantage point (viewsheds are shown in Figure 4-6).

Visual access to public view resources is intended to be protected. Accordingly, development should not be permitted to obstruct public view resources. Viewsheds are identified in Figure 4-6. Visual quality within neighborhoods adjacent to Balboa Park and affected by hillside landforms is intended to be maintained and enhanced by application of policies related to these specific locations as well as the Municipal Code's Environmentally Sensitive Lands Regulations. Refer also to the policies in the Canyons and Open Space Preservation section. Strict application of these polices is important within these neighborhoods to preserve their overall visual quality.

View from 30th Street at Switzer Canyon.

Public Views Policies

UD-2.32 Preserve and enhance viewsheds from public vantage points by application of the policies that follow. Specific locations for these resources are identified on Figure 4-4.

UD-2.33 Respect required setbacks for buildings within viewsheds.

a. Do not support structural encroachments, fences and landscape screens generally over 42 inches high within front or street side yard setbacks.

b. Do not support setback reductions that block designated viewsheds unless alternative or improved public views are proposed.

UD-2.34 Apply special design consideration to lots at street corners within viewsheds. Development and tall landscape material should be set back, truncated, or terraced from the corner portion of the lot to maintain views.

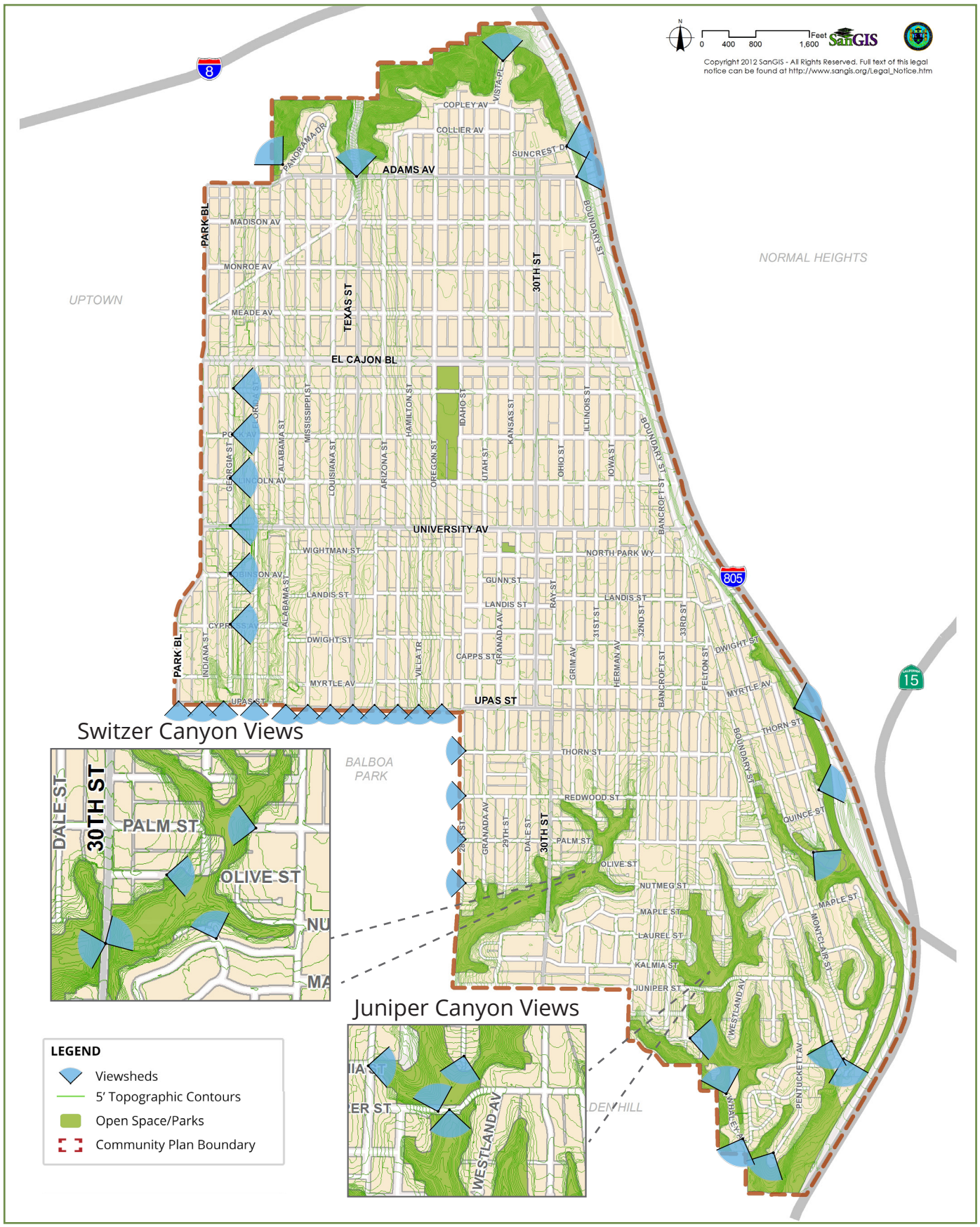
UD-2.35 Ensure public views are not obstructed where public streets and public right-of-way easements intersect or abut Balboa Park and Community Plan designated Open Space. Vegetation may be provided at these locations but should be designed to frame, not screen or obstruct, public views.

UD-2.36 Development should avoid impairing visual access to Balboa Park and Community Plan designated Open Space.

a. Buildings should respect the scale and form of surrounding buildings on lots within these locations and not overwhelm their sites.

b. Design multi-story buildings to avoid blocking public views and incorporate front, side and rear and upper story step backs to maximize public views.

Figure 4-6: *Public Views*



PUBLIC ART AND CULTURAL AMENITIES

Promoting public art and celebrating artistic culture are widely acknowledged facets of North Park's community identity. Within the community's commercial environment, the emphasis on art and culture can be seen in murals, art installations, in galleries, public events, and as a result of the growth in the local craft food and beverage establishments. The infusion of art and culture within the urban environment has created exciting and interesting places in the community and has contributed to North Park's attraction as a destination. Refer also to policies located in the Arts and Culture Element.

Public Art and Cultural Amenities Policies

UD-2.37 Provide and incorporate places, spaces, carefully planned details, and building materials to craft valuable and interesting experiences for people walking through new developments, public streets, and civic spaces.

UD-2.38 Design public art installations as works on permanent and/or temporary display with extensive communication about art to those experiencing the installation.

UD-2.39 Encourage new development to contribute public art to serve as an interface between art, buildings, parking structures, spaces, people, and culture, such as the incorporation of monuments, sculptures, fountains, building details, and artful decorations to communicate beauty, monumentality, remembrance, and celebration.

UD-2.40 Provide for new art opportunities on Ray Street by providing spaces for temporary and permanent public art as a part of all new developments along the commercial portions of the street.

GATEWAYS

Gateways mark significant entry points into the community, the incorporation of gateway elements at key points should announce the entry into centers, and neighborhoods to alert pedestrians, bicyclists, and drivers to the presence of pedestrians, shoppers, or historical buildings of cultural and visual importance.

Gateways Policies

UD-2.41 Enhance the Gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1 for their location).

UD-2.42 Coordinate gateway improvements at Centers, Corridors, and/or Neighborhood locations. For example, Gateways in low-speed, low-intensity areas should be reflective of these factors, while Gateways in high-speed, auto-oriented areas should be reflective of these factors in order to be seen and recognized by those passing into the new area.

UD-2.43 Design gateways to be reflective of either historical values or future aspirational values.

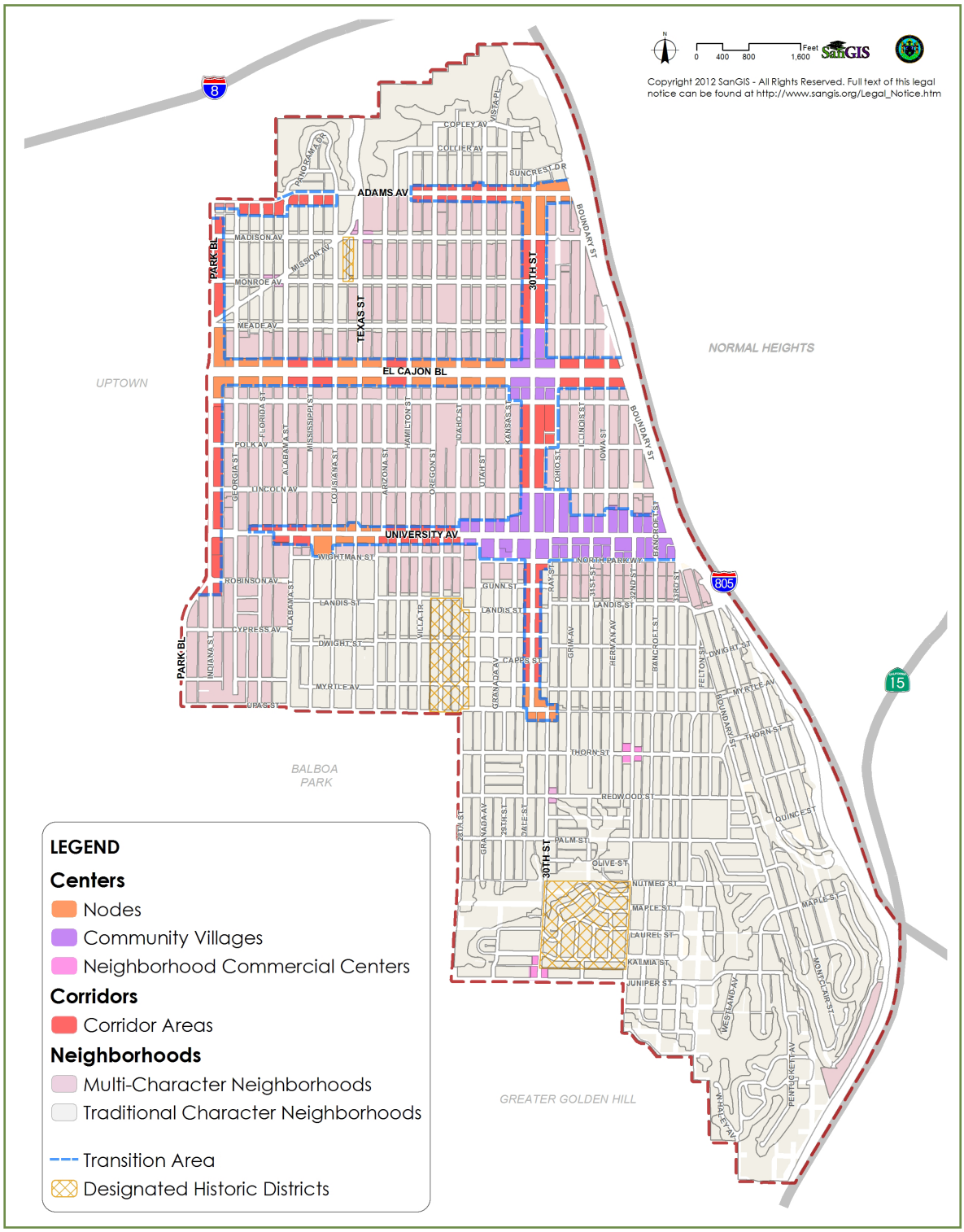
UD-2.44 Incorporate appropriate Gateways elements including architectural, sculptural, and/or signage, or a combination of these.

Gateways can always be represented at a more pedestrian scale, as shown by the above image, to represent gateways into different neighborhoods.

4.3 DEVELOPMENT DESIGN: CENTERS, CORRIDORS, AND NEIGHBORHOODS

This Urban Design Element identifies development design areas based in the built environment: Centers, Corridors, and Neighborhoods. These areas are meant to be broad enough to allow for diversity and individuality in the built form, while still recognizing dominant characteristics as well as respecting existing neighborhood context and details already present in each area. Refer to Figure 4-7: Centers, Corridors, and Neighborhoods for location.

Figure 4-7: *Centers, Corridors, and Neighborhoods*



CENTERS AND CORRIDORS

North Park's Centers and Corridors correspond to the mixed-use commercial areas within the community along transit corridors.

VISION

Mixed-Use Centers and Corridors will maintain and foster the pedestrian-oriented design and defined street wall typically found in traditional commercial corridors. Existing traditional buildings within Centers and Corridors will be preserved and reused. Infill development designed with ground level, pedestrian-oriented commercial uses, an active interface with the public realm, and a continuous street wall will be incorporated.

Building and site design will encourage pedestrian interaction by incorporating public space opportunities, human-scaled storefronts with pedestrian-oriented entrances and ground floor transparency. Centers and Corridors will need to address adjacent lower intensity areas with design that transitions in scale and massing.

Centers

Nodes

Nodes are the community's major activity areas at and around prominent intersections, well-served by transit and with high levels of pedestrian activity. These Nodes are found along El Cajon Boulevard at Park Boulevard, Texas Street, and 30th Street; along University Avenue at Texas Street and 30th Street; and along 30th Street at Adams Avenue and Upas Street.

Neighborhood Commercial Centers

Neighborhood Commercial Centers draw mainly from the immediate surrounding area that incorporates residential and office/commercial, including mixed use. These centers also focus activities around civic and cultural facilities as well as recreational amenities that are scaled to fit the surrounding neighborhoods. The desired building types include low- to mid-rise buildings within ¼ mile radius of a transit station or connecting transit service. Neighborhood Commercial Centers are located around the intersections of 30th Street and Juniper Street, 30th Street and Redwood Street, Thorn Street and 32nd Street, and Texas Street and Madison, Monroe, and Meade Avenues.

Community Villages

The Community Plan identifies the blocks around the intersections of 30th Street and University Avenue and 30th Street and El Cajon Boulevard as Community Villages. The visibility of these locations has been maintained and established throughout the community's history. Many distinctive features contribute to the unique character of the village, including a vibrant arts district, a mini-park, an abundance of historic properties, and high-density mixed-use development.

Corridors

Corridors are multiple-use linear commercial areas along the major east-west and north-south streets of the community that often connect Nodes. These Corridors are El Cajon Boulevard, University Avenue, 30th Street, Adams Avenue, and Park Boulevard.

Centers and Corridor Policies

General

UD-3.1 Design buildings to incorporate modulation, facade articulation, and offsetting planes to help reduce their visual bulk and to provide visual interest by avoiding monotonous facades.

UD-3.2 Avoid uninterrupted blank walls along all building facades.

UD-3.3 Incorporate accent landscape plantings along building facades that highlight architectural features and help create inviting, pedestrian-oriented frontages.

Design facades to incorporate articulation and offsetting planes to avoid monotonous facades.

Pedestrian-Oriented Design

UD-3.4 Design building frontages at the property line creating a consistent, defined street wall along mixed-use corridors and nodes.

UD-3.5 Design buildings emphasizing their pedestrian orientation by differentiating the first floor from the upper floors by providing a changes in massing and a greater degree of material textures, articulation, and transparency.

UD-3.6 Design buildings to provide street wall articulation by the incorporation of plane changes, varying materials, textures and/or transparencies.

a. Incorporate elements such as recessed storefront entrances and windows, alcoves, sidewalk cafes, and pedestrian passages at the ground level.

b. Incorporate stepbacks, projecting bay windows, balconies, and other elements at upper levels.

UD-3.7 Incorporate high quality building materials, textures, and detailing at the ground level, and into building features such as plane changes, entries, and corners.

Differentiate first floor from upper levels to provide changes in massing. Articulate the street wall by incorporating plane changes and outdoor areas.

UD-3.8 Design buildings with pedestrian-oriented ground floor entrances.

a. Design entrances to be clearly accessible from sidewalks, and avoid entryways below street level.

b. Incorporate chamfered or recessed entrances.

c. Incorporate awnings, porches, pergolas, arcades, and/or other building projections that highlight entrances.

d. Incorporate transparency by using non-reflective window coatings, and avoid exterior mounted gates and security grills.

UD-3.9 Encourage building design that incorporates storefronts at ground level which provide pedestrian-oriented entrances and street wall articulation.

a. Design storefronts that convey individual expression, creating facade variation and rhythm along the street.

b. Design storefronts emphasizing transparency to create a visual connection between the interior and exterior.

c. Incorporate a solid base for storefront windows by utilizing high-quality, durable materials such as masonry or stone.

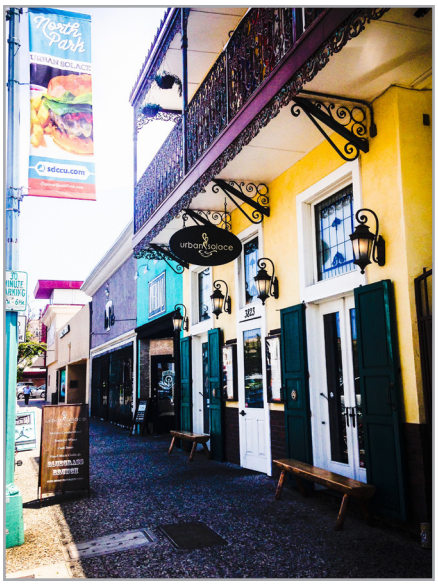
d. Provide distinct storefronts and entrances every 30 to 50 feet on the ground floor.

UD-3.10 Design building ground floors with a minimum 15-foot finished floor to ceiling height to incorporate high quality design and accommodate the potential for changing commercial uses over time.

UD-3.11 Support live-work and shopkeeper units with studios, offices, work areas, and/or retail at ground level.

a. Design the ground floor of live-work and shopkeeper units to incorporate the appearance of commercial storefronts, which includes providing increased transparency along their front facade length.

b. Incorporate minimum 15-foot tall ceilings at the ground level to accommodate the potential for changing uses over time.



Encourage storefronts that convey individual expression, facade variation, and rhythm.

Parking and Circulation

UD-3.12 Design parking areas to minimize impact on the public realm, by locating parking at the rear of lots and behind buildings.

a. Encourage underground parking whenever feasible.

b. Provide access through secondary streets or alleys.

c. Minimize the number of curb cuts utilized for access and egress.

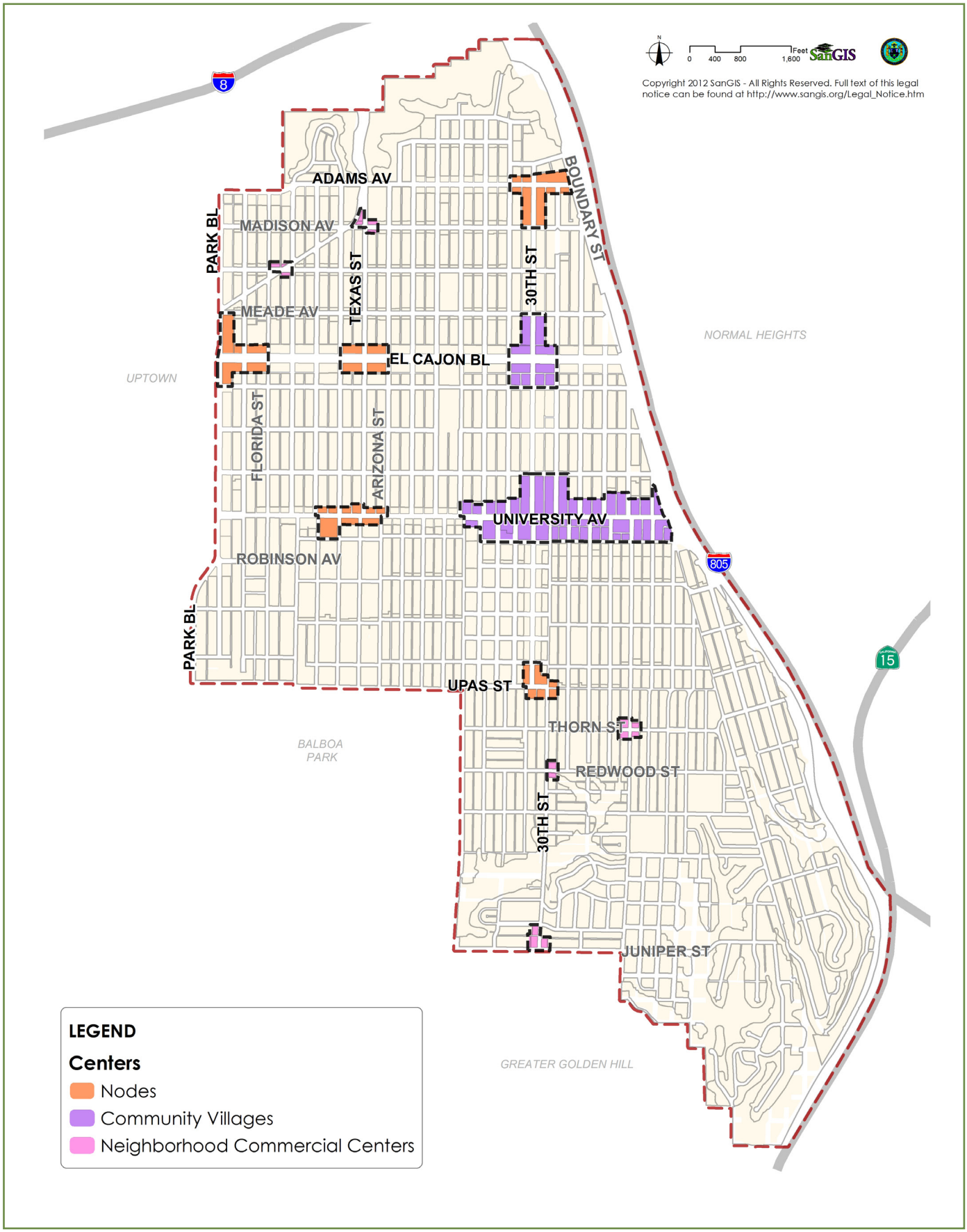
d. Screen surface parking lots and parking structures with buildings oriented towards the primary street frontage.

e. Consider public art to add articulation to the building facades of above-ground parking structures to minimize bulk and scale from secondary streets.

UD-3.13 Encourage the consolidation and removal of driveways and curb-cuts and their relocation from mixed-use corridors to secondary streets or alleys.

UD-3.14 Maintain existing alleys parallel to mixed-use corridors for access.

Figure 4-8: *Centers*



CENTERS

Centers Policies

The following policies apply specifically within the Centers: Nodes, Neighborhood Commercial Centers, and Community Villages.

UD-3.15 Design buildings to address corners as focal points with features that encourage pedestrian activity and accentuate the community's major intersections.

a. Incorporate a dedicated entry court, public plaza, and/or public art element.

b. Incorporate distinct building forms and accentuated building corners and frontages.

c. Provide a change in materials, or increased building transparency.

d. Provide a sense of building verticality or a tower element at corners.

UD-3.16 Encourage the use of underground parking or partially below grade parking.

UD-3.17 Design new buildings and public spaces to provide a positive interface with transit stops on adjacent sidewalks.

a. Incorporate increased transparency at the ground level, and windows in upper stories that provide eyes on the street at transit stops.

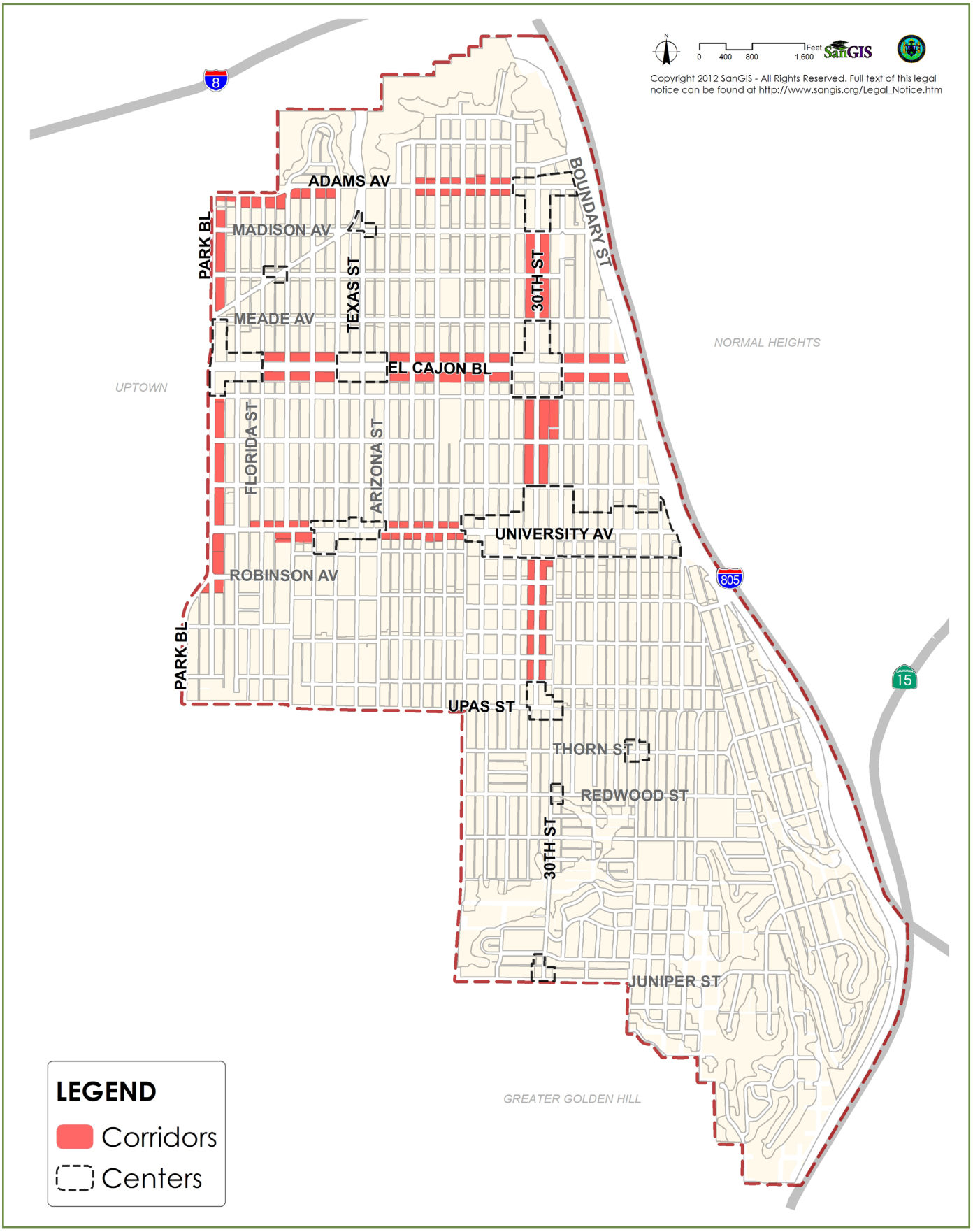
b. Incorporate seating areas, public spaces, and/or public art features oriented towards transit stops.

UD-3.18 Encourage new development to enhance adjacent transit stops at the community's major intersections by providing shelters and benches of unique design, and/or incorporating public art features as part of them.

The Neighborhood Commercial Center at 30th Street and Juniper Street features distinct architecture, transparency, and pedestrian orientation.

The Community Village transit stop at 30th Street and University Avenue incorporates artistic seating and shade structures.

Figure 4-9: *Corridors*



CORRIDORS

Corridors Policies

El Cajon Boulevard

UD-3.19 Enhance the Boulevard's regional significance as well as it's designation as a Community Village at 30th Street as a walkable, mixed-use center that includes high-density housing, hotels, entertainment, and office to complement retail uses.

UD-3.20 Emphasize gateways along El Cajon Boulevard at Park Boulevard and Boundary Street, with street improvements, district identification signs, neighborhood identification features, major landscaping statements, coordinated colors, and iconic architecture.

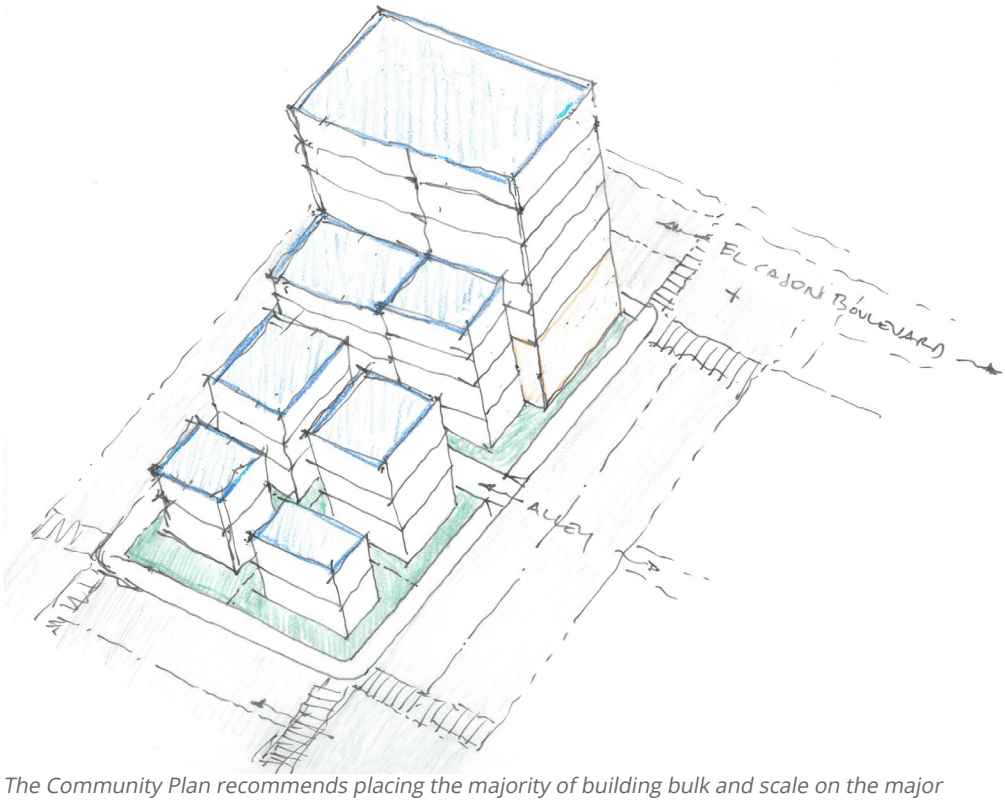
UD-3.21 Maintain a consistent streetwall along El Cajon Boulevard, while allowing for the incorporation of public plazas, public spaces, and other amenities that can be enjoyed by the public.

UD-3.22 Promote a strong pedestrian and bicycling orientation along El Cajon Boulevard.

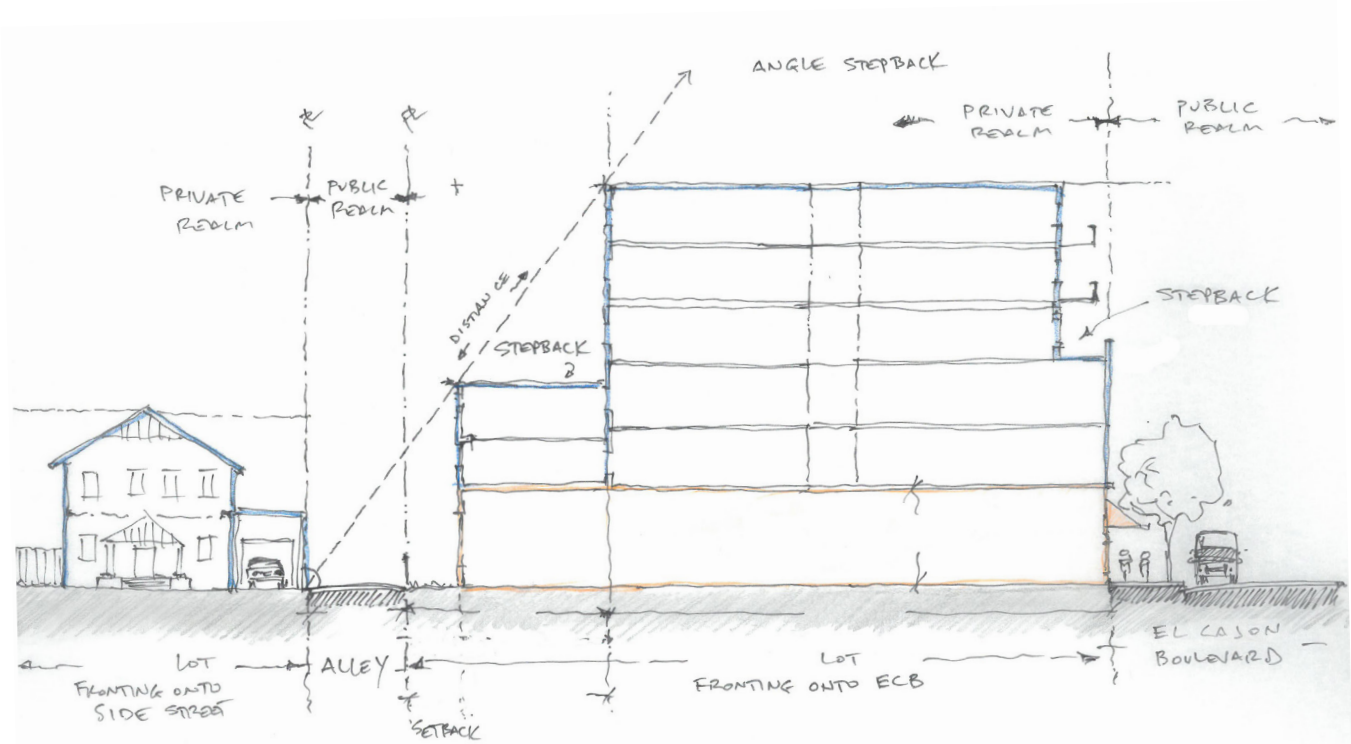
a. Highly discourage the creation of new curb-cuts along the boulevard to prevent automobile conflicts with pedestrians and bicyclists, and preserve on-street parking.

b. Support the removal of existing curb-cuts and the utilization/creation of alley access as infill development occurs, so that the pedestrian streetscape along El Cajon Boulevard is uninterrupted between side streets.

c. Encourage and support commercial uses that incorporate building elements or site designs that are conducive to creating and enhancing pedestrian activity, facilitate walkability, and accommodate bicycling.



The Community Plan recommends placing the majority of building bulk and scale on the major corridors. Refer to the Development Transition section and Figure 4-10 for policy guidance.



Rear building stepbacks help ensure adequate transitions between higher scale and lower scale buildings. Refer to the Development Transition section and Figure 4-10 for policy guidance.

University Avenue

UD-3.23 Develop the Community Village at 30th Street as a walkable, mixed-use center that includes high density housing, hotels, entertainment, and office to complement retail uses.

UD-3.24 Encourage design unification within the Community Village through signage and branding, wide sidewalks, street trees, and the continuance of a consistent street wall along University Avenue.

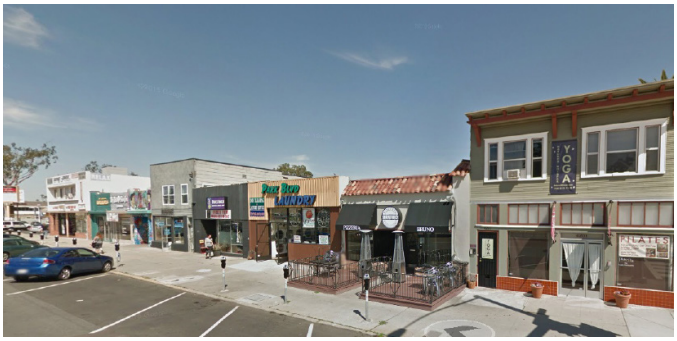
UD-3.25 Encourage pedestrian street activity through pedestrian-oriented business activity and public events such restaurants, theaters, sidewalk cafes, street fairs, farmers' markets, music festivals, and other gathering places.

UD-3.26 Develop coordinated street improvement programs including street trees, landscaped islands, unified paving, and public art.

UD-3.27 Devote building frontages within the Community Village to retail uses to promote pedestrian circulation.

UD-3.28 Restrict office uses to side streets and upper stories of mixed-use developments to encourage ground floor retail along primary street frontages.

UD-3.29 Encourage new development to include ground-floor commercial along University Avenue between Mississippi and Arizona Streets.



Park Blvd is home to numerous small businesses that create strong neighborhood character for both North Park and Uptown.

30th Street

UD-3.30 Incorporate building transitions towards adjacent multi-family areas through upper-story step-backs, clustering density towards the corridor, and utilizing lower density housing product types in association with any redevelopment associated with the supermarket site.

UD-3.31 Incorporate context sensitive design into development along 30th Street south of North Park Way to achieve compatibility with surrounding single-family residences.

Adams Avenue

UD-3.32 Create compatible design relationships with new development by considering existing design themes taken from the Trolley Barn Park site, the former Mission Cliffs Park, and adjacent single-family residential development.

UD-3.33 Preserve and encourage the continued enhancement of the Adams Avenue "Antique Row" and commercial center.

UD-3.34 Encourage a diversity of businesses along Adams Avenue and residential development.

UD-3.35 Provide improvements such as public art, monuments, and decorative signage to enhance the entryway into North Park on Adams Avenue.

Park Boulevard

UD-3.36 Design gateways that enhance the arrival experience of pedestrians, bicyclists, and motorists along Park Boulevard at Adams Avenue, El Cajon Boulevard, Howard Avenue, Lincoln Avenue, University Avenue, and Upas Street.

UD-3.37 Establish mixed-use development along Park Boulevard at Howard and Polk Avenues that includes innovative design and development features that reflect its status as an entryway into Balboa Park.

UD-3.38 Coordinate improvements with the adjacent Uptown Community to provide a consistent character.

Preservation of pedestrian-oriented buildings along major corridors is valuable.

New development has resulted in enhancement of Antique Row on Adams Avenue.

DEVELOPMENT TRANSITION AREAS

A key aspect of the Community Plan is to ensure that the bulk of higher scale buildings does not appear imposing upon adjacent or neighboring lower scale buildings. Figure 4-7 shows a transition line between lower and higher density areas of the community, where higher scale buildings consistent with the land use designation and zoning could be built adjacent to lower scale buildings. Higher scale buildings along the transition line will need to incorporate designs that provide a transition to lower scale buildings.

The Community Plan envisions that the bulk and massing of higher scale buildings will occur along the portion of the building that is farthest away from the transition line along Park Boulevard, Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue. Transitions between higher scale and lower scale buildings can be accomplished through different designs depending on the location and size of lots, as well as applicable development regulations. Figure 4-10 shows how transition planes can guide the bulk and massing of higher scale buildings to minimize visual intrusiveness on neighboring lower scale buildings based on the location of the transition line in respect to the lot.

Development Transition Areas Policies

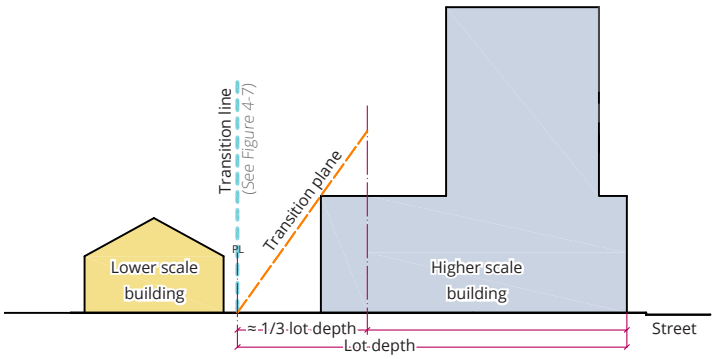
UD-3.39 Design higher scale buildings to incorporate a transition in scale in transition areas to minimize their visual intrusiveness to lower scale buildings.

UD-3.40 Utilize a transition plane (as shown in Figure 4-10) when designing a building in the transition area to place its bulk and massing along the portion of the building that is farthest away from the transition line indicated in Figure 4-7.

UD-3.41 Design higher scale buildings to place their higher bulk and massing to be oriented towards Park Boulevard, Adams Avenue, 30th Street, El Cajon Boulevard, and University Avenue.

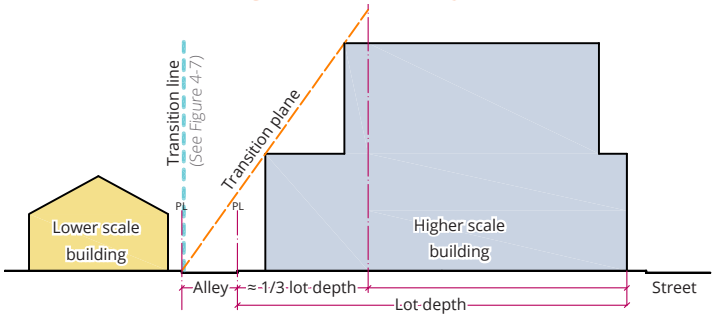
Figure 4-10: *Transition Plane Guidelines*

Transition between buildings sharing property lines



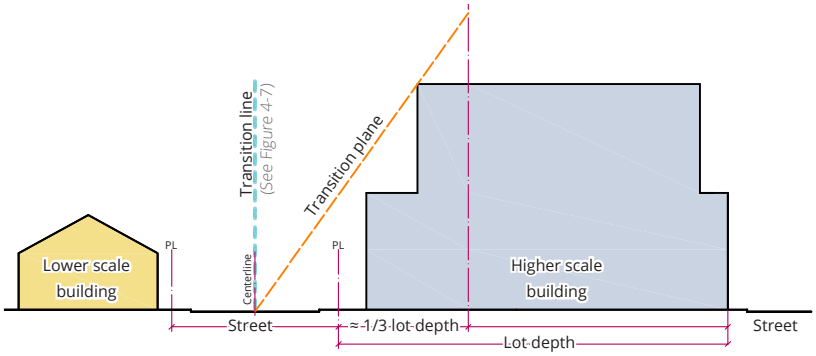
When designing higher scale buildings that share a property line with lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start from the shared property line to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Transition between buildings across an alley



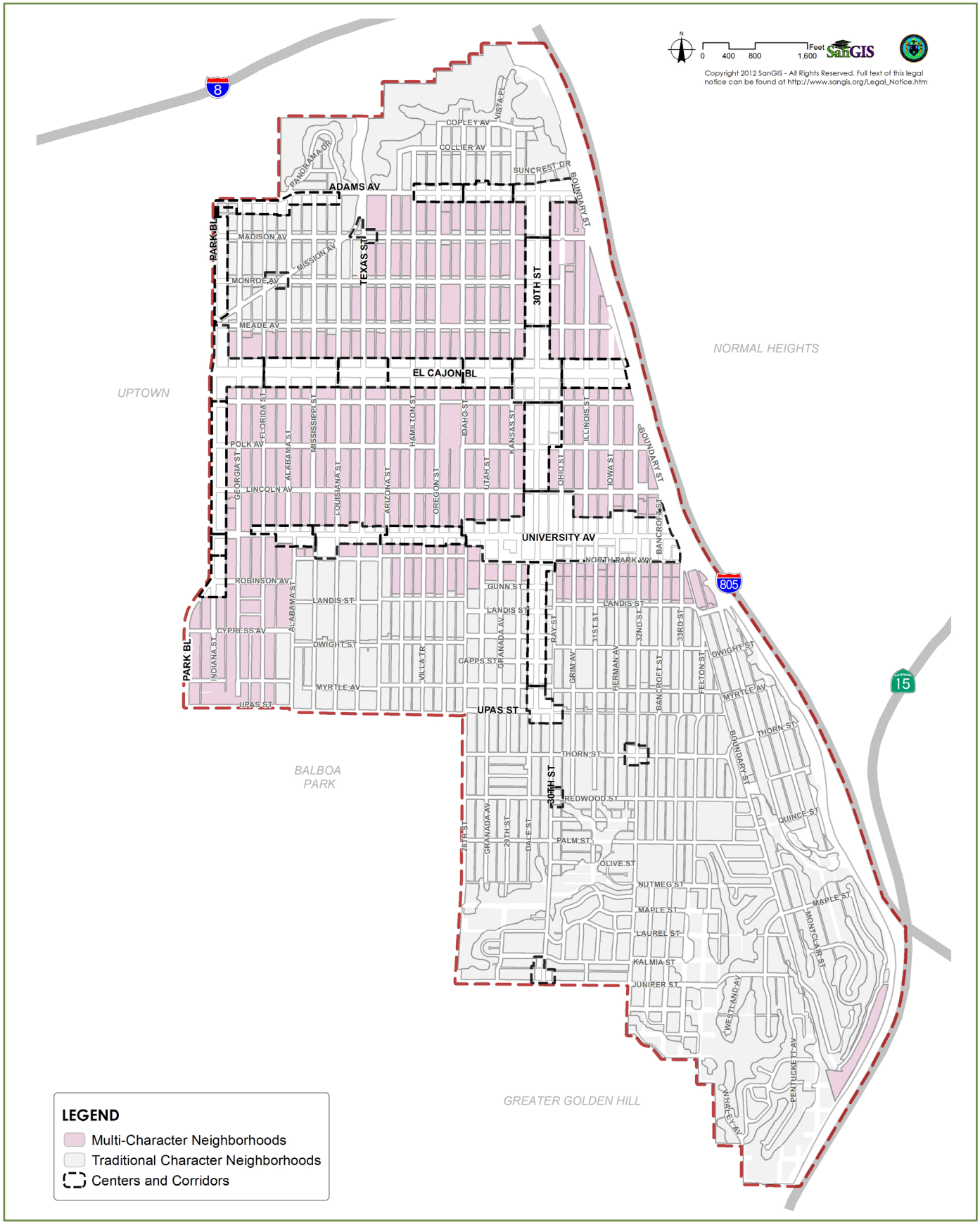
When designing higher scale buildings across an alley from lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start from the opposite edge of the alley to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Transition between buildings across a street



When designing higher scale buildings across a street from lower scale buildings a transition plane that does not exceed a 60 degree angle should be incorporated. The transition plane should start at the street centerline to guide higher bulk and scale towards major corridors and farthest away from lower scale buildings. Maximum height is regulated by the applicable zone.

Figure 4-11: *Neighborhoods*



NEIGHBORHOODS

Multi-Character Neighborhoods

Multi-Character Neighborhoods contain buildings that contrast with North Park's traditional design origins as well as some remaining buildings that reflect the community's original character. Buildings from the 1960s to 1980s were not especially sensitive to North Park's character and its traditional architectural and design treatments. North Park's original character is no longer dominant in the Multi-Character Neighborhoods, which have experienced diverse changes in building scale, style, form, and materials that are in contrast with the community's neighborhood origins.

VISION

The vision for Multi-Character Neighborhoods is to preserve and enhance traditional architectural and design themes, and to redesign or replace buildings from the 1960s to 1980s with buildings that are consistent with the pedestrian orientation and scale of the original design character. The Community Plan envisions design flexibility and innovation while ensuring compatibility with the traditional character buildings.

New buildings will incorporate site and building design features that provide gradual physical transitions between new and existing buildings, increase the interaction between public and private space, and provide transparency on street-facing facades. New buildings within the Multi-Character Neighborhoods will have scale and character compatibility to adjacent buildings within the Traditional Character Neighborhoods.

Multi-Character Neighborhoods Policies

UD-3.42 Design residential buildings to relate to North Park's traditional existing and evolving high quality design by ensuring scale compatibility, pedestrian orientation, street-facing facades transparency, and gradual physical transitions between new and existing traditional buildings. (Refer to Figure 4-11.)

UD-3.43 Incorporate building façade articulation to provide visually interesting, human-scaled building design.

UD-3.44 Design building's street-facing facades to provide transparency and a gradual transition between public realm and private space.

a. Incorporate multiple windows in the street-facing facades of the building.

b. Consider open street-facing facades with a central courtyard.

c. Discourage fencing in the front yard that exceeds three feet in height.

UD-3.45 Provide visual and physical transitions between new and existing traditional buildings by incorporating multiple pedestrian-oriented features oriented to the front street.

a. Design buildings to include pedestrian-oriented architectural features such as main entries, windows, balconies, porches, yards, and enclosed patios.

b. Design front yards to include pedestrian-oriented architectural features such as trellises, wing walls (attached to building), garden walls (free standing), porches, fencing, and arbors.

Traditional Character Neighborhoods

The Community Plan identifies Traditional Character Neighborhoods as those areas of the community that mostly contain buildings of traditional and historic architectural styles laid on similar lot patterns. A high level of design quality and detailing is largely present in development from the 1910s through the 1950s. Though design and style variations occur within the Traditional Character Neighborhoods, buildings are perceived as being part of the same historic period and are typically of the same scale, have similar setbacks from the street, and use similar materials and design detail. While traditional architectural styles display a great diversity in detailing, these styles showcase a common sense of scale unifying neighborhood blocks.

The most consistently observed styles within the Traditional Character Neighborhoods are California Bungalows and Craftsman and its variations, including Neoclassical Rowhomes. Other common styles include Spanish Colonial Revival, Mission Revival, and Minimal Traditional. While traditional and historic architectural styles are present throughout North Park, historic residential architecture, in particular, is valued within these areas. Refer to the Historic Preservation Element for policies on historic structures and districts.

VISION

The vision for the Traditional Character Neighborhoods is the preservation and renovation of character-defining buildings, and the continuation of the unifying sense of scale among the neighborhood blocks. The community plan envisions and encourages context-sensitive design when designing new buildings near traditional structures. New buildings must respect and enhance the defining character that dominates these neighborhoods, incorporating the scale and design features characteristic of North Park's traditional architectural styles.

Traditional Character Neighborhoods are a series of character defining neighborhoods, and each one should continue to express their pride and history through entry or gateway treatments, educational signage, and the preservation and application of streetscape and lighting improvements.

Victorian

Neoclassical Rowhomes

California Bungalow

Craftsman

Prairie Style

Spanish Colonial

Spanish Revival

Egyptian Revival

Box 4-1: *Traditional Character Features*

Human scale. Building elements including mass and overall height designed proportionally to a human context. Buildings scaled to human physical capabilities include features that fit well to the average person.

Orientation to the street. Entries, porches, living rooms, family rooms, and multiple windows oriented to the public street.

Transitions between public and private space. Parkways, yards, enclosed patios, stoops, porches, and alcoves that transition the public street to the private interior.

De-emphasis of vehicular parking. Homes with long driveways to the side and garages at the end of these driveways, or garages at the rear of the parcel that are accessed from an alley.

Attention to detail. Design details are expressed in window, door, and exterior finishes. Include windows divided with mullions, sashes, and insets; doors with glass, insets, and ornamentation; and exterior cladding with articulation of joints, scoring, overlapping materials, or plaster ornamentation.

Variations in roof forms and building mass. Roof lines that are simple in geometry and silhouette against the sky.

Simple building materials. Building exteriors of mostly wood and stucco with troweled, smooth finishes.

A horizontal orientation. Horizontal articulation, multiple side-by-side window sets and window sets that stretch to form a horizontal orientation, and building siding with horizontal lines.

Porches serve as transitions between private and public space.

Recessing garages reduces their visual prominence.

Traditional Character Neighborhoods Policies

UD-3.46 Design buildings that complement and enhance North Park's traditional character buildings and site design features as described in Box 4-1.

a. Design buildings of comparable scale to character-defining buildings on the same block.

b. Articulate building façades by incorporating transitions between public and private space, such as enclosed patios, stoops, porches, and alcoves.

c. Provide roofline variation, using roof lines that are simple in geometry and silhouette.

d. Utilize windows and doors of the same sizing and proportion to solid walls as those used in character-defining buildings on the same block.

UD-3.47 Preserve and retain the existing character-defining lot patterns within Traditional Character Neighborhoods.

UD-3.48 Maintain the prevailing front yard setbacks within Traditional Character Neighborhoods in order to maintain the historical development patterns.

UD-3.49 Incorporate building materials consistent with those used in North Park's traditional character buildings.

a. Utilize common materials such as wood, stone, stucco, plaster, and clear glass, with roofs of clay tile or wood or wood-like shingles.

b. Discourage the use of materials not commonly used in North Park's traditional buildings, such as galvanized metal, perforated metals, precision cut block, split face block, masonry units, tinted windows, and steel framed windows.

UD-3.50 Incorporate building orientation and design that enhances visual access to canyons and Balboa Park. Delineate parkways within the public realm with plants, gravel, pavers/bricks, stone, or other decorative groundcover while discouraging concrete paving.

UD-3.51 Activate the streetscape and provide surveillance of the public realm through the placement of windows, providing main entry access, porches, and sitting areas along the street fronting facade of the building.

UD-3.52 Reduce the visual presence of garages as part of site and building design.

a. Locate garages along the rear property line with access from the alley.

b. Locate garages along the side yard when lots are not adjacent to alleys. Set back parking from the front façade to be accessed through a driveway.

c. Provide a level of detailing and materials in the garage door which relates to the main building.

d. Articulate garage doors with a multi-panel design, colors, or varying materials.

CANYONS AND OPEN SPACE PRESERVATION

Canyons provide open space features that shape the community identity and built form. Open space areas provide visual relief within the urbanized environment. Building design will be responsive to the community's unique canyon environment and steep slopes.

Canyons and Open Space Preservation Policies

UD-3.53 Maintain the scale and character of the canyon and hillside neighborhoods and landforms by designing new buildings to minimize bulk and be low-scale.

UD-3.54 Maintain views from public vantage points and streets as well as public access to canyon areas where designated.

UD-3.55 Design buildings along the canyon edge to conform to the hillside topography and limit encroachment. (See Figure 4-12.)

a. Cluster development on level and less sensitive surfaces of site.

b. Provide a stepped foundation down the slope, to accommodate a reasonable building size for lots with limited flat area.

c. Grading should be minimized by using building types, such as houses on stilts, which avoid the typical grading of slab/construction and have limited environmental impact.

d. Incorporate landscape screening.

e. Design roof pitches to mimic the slope.

f. Align vehicle access and other improvements to conform to existing slopes and minimize grading.

UD-3.56 Step development down with canyon and hillside landforms to maximize view opportunities and allow for decks and patios.

UD-3.57 When all or a portion of a property is within designated open space, locate structures within the least visually prominent portion of a lot, and outside or toward the edge of designated open space. Maintain views as appropriate by respecting development setbacks.

Figure 4-12: *Building Design Along Canyon Edges*

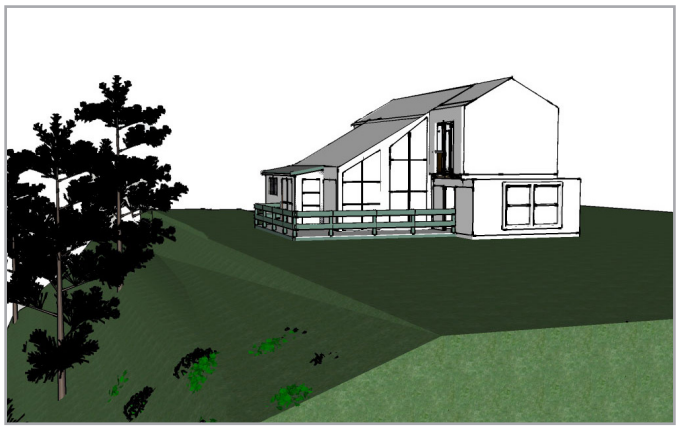


Illustration of policy UD-3.55(a): Cluster development on level.

Illustration of policy UD-3.55(b): Provide a stepped foundation.

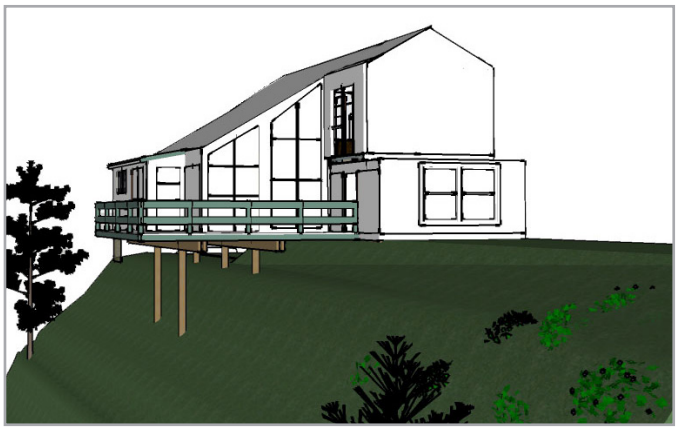


Illustration of policy UD-3.55(c): Minimize grading.

Context Sensitive Design

SUSTAINABLE BUILDING DESIGN

Sustainable building design is an essential element to reduce energy and resource consumption. North Park can be a model of sustainable development that demonstrates how to build responsibly within the limits of our resources. See also policies contained in the Sustainability and Conservation Element related to sustainable development and natural resource conservation and the Historic Preservation Element.

Sustainable Building Design Policies

UD-3.58 Incorporate building features that allow natural ventilation, maximize day-light, reduce water consumption, and minimize solar heat gain.

UD-3.59 Incorporate features that provide shade, passive cooling, and reduce daytime heat gain.

a. Incorporate architectural treatments such as eaves, awnings, canopies, trellises, or cornice treatments at entrances and windows.

b. Shade exposed south and west facing facades using shrubs and vines.

UD-3.60 Incorporate inset windows with well-designed trims and details that provide shading and reduce solar heat gain.

UD-3.61 Incorporate green and vegetated roof systems along with gardens to help reduce solar heat gain.

UD-3.62 Incorporate white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.

UD-3.63 Incorporate elements to reduce the use of non-renewable energy such as small low-impact wind turbines or photovoltaic panels on flat roofs that are discretely located to limit visibility from the street or glare to adjacent properties.

UD-3.64 Minimize impervious surfaces that have large thermal gain.

UD-3.65 Encourage recycled, rapidly renewable, and locally sourced materials that reduce impacts related to materials extraction, processing, and transportation.

UD-3.66 Incorporate sustainable landscape treatments such as drought-tolerant, and climate-appropriate plant species, planting materials, and light-colored paving materials.

UD-3.67 Orient buildings to minimize the extent of west facing facades and openings.

UD-3.68 Use internal courtyards to trap cool air. Courtyards visible from the street will also encourage interaction with on-site open space.

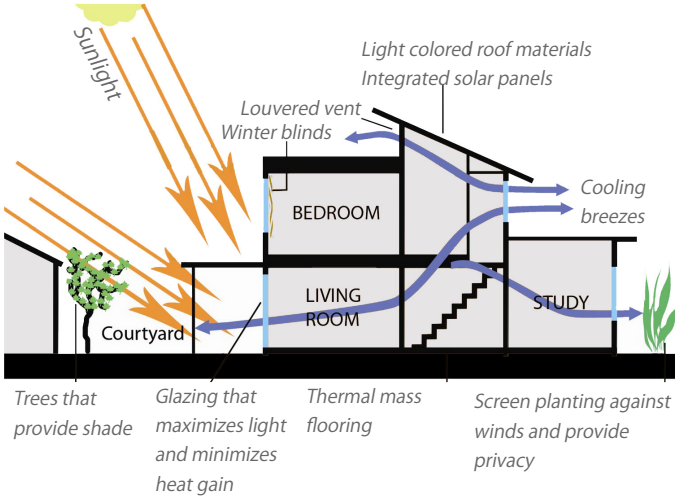
UD-3.69 Utilize decorative vertical shading and fins on east and west facing building facades as integrated design features with a sustainable benefit.

UD-3.70 Design buildings to allow for cross ventilation and minimize solar heat gain.

a. Provide vents or windows with low openings on western facing facades to capture cooler breezes into a building.

b. Provide vents or clerestory windows on eastern facing facades to naturally allow warmer air that collects near ceilings to escape.

UD-3.71 Provide groundcover plantings to keep ground surfaces cooler near building facades particularly in place of concrete and other reflective surfaces.



Access to Light and Air Policies

UD-3.72 Design the orientation and configuration of new development to allow for adequate access to light and air so that daylight is able to reach all living spaces for part of the day; and adequate ventilation is provided when windows are open.

a. Avoid building configurations that rely solely on narrow side yards for access to air and light.

b. Provide courts, niches, alcoves, and other spaces as part of new residential and mixed-use development to allow access to air, light, and ventilation from two or more sides if possible.

UD-3.73 Design new residential and mixed-use development maximizing access to private outdoor space and light while ensuring an adequate level of privacy of all residents.

a. Locate windows and balconies so that they not face or overlook each other.

b. Encourage the use of balconies as part of residential development.

Historic Preservation and Adaptive Reuse Policies

UD-3.74 Promote the preservation and adaptive reuse of historic structures to reinforce the history of the area and reinvest in existing resources.

UD-3.75 Incorporate local history and heritage into the public realm through elements including signage, information placards, historic plaques, murals, gateway features, and unique pavers.

UD-3.76 Encourage the restoration and maintenance of older structures that may not be historically designated but nonetheless contribute to the unique character and flavor of North Park.

UD-3.77 Consider and allow use of transfer of development rights as a way of preserving older structures.

Designing for Defensible Space Policies

UD-3.78 Position windows to allow residents to have visible sight lines or "eyes on the street" toward public spaces, parking areas, and entrances to dwellings.

UD-3.79 Design common spaces and entryways to be visible from the street, allowing clear vision by neighbors and law enforcement officers.

UD-3.80 Locate sidewalks and paths between parking areas and residences, and between the street and residences to allow natural surveillance over the entire path.

UD-3.81 Provide night lighting along walkways, streets, and at parking lots by using fixtures that will shape and deflect light into a layer close to the ground. This will place light where it is needed most and reduce interference with windows.

UD-3.82 Buffer parking areas from the street with planting while allowing for surveillance through use of low shrubs and ground covers.

UD-3.83 Design fencing to be an architectural feature integrated into the overall design of the project.

Windows positioned to maintain sight lines toward the street and clearly visible entryways help create security through building design.

5

ECONOMIC PROSPERITY

5.1 BUSINESS DISTRICTS

5.2 RETAIL AND DINING

5.3 COMMUNITY REVITALIZATION

5.4 BUSINESS ATTRACTION

5.5 INFRASTRUCTURE IMPROVEMENTS AND FINANCING

INTRODUCTION

The Community Plan envisions "creative placemaking" to transform North Park into a vibrant location that supports and enhances the needs of the community and businesses by designing places people want to live work and visit. The Economic Prosperity Element furthers this vision by outlining ways to:

- Foster thriving commercial areas supporting locally owned small businesses in a pedestrian, accessible and bicycle friendly environment;
- Implement multimodal transportation solutions to preserve the pedestrian-oriented environment of village-style commercial areas;
- Preserve historic buildings for future generations to encourage heritage tourism;
- Recognize North Park's Arts and Entertainment districts as a destination for residents and tourists;
- Enhance the experience in the commercial areas and improve circulation patterns with streetscaping and traffic calming measures; and
- Improve community infrastructure to support commercial and residential pedestrian activity; "sustainable" neighborhoods and commercial areas.

In 1890, North Park was the first area connected to downtown San Diego by an electric streetcar system. The expansion of the affordable streetcar transportation, installation of utilities in the area, and the City's substantial growth in population, prompted a subdivision of land in North Park beginning in the late 19th century and continuing into the early 20th century. The initial development in North Park occurred during the 1920s and 1930s, and continued following the end of World War II into the 1940s and 1950s.

Expanded streetcar service began in parts of North Park in 1907. Tourism was at an all-time high as this streetcar system was able to link North Park with people from all parts of San Diego. Individuals would come to shop, eat, and even reside in the residential communities which began to grow in 1924. Due to the streetcar services, University Avenue and 30th Street became the primary business district in North Park. As automobiles became affordable and were the primary mode of transportation, this caused a decline in streetcar usage. Streetcar service was discontinued in 1949.

Economic Prosperity Element Goals

1. *Promote arts and culture, and entertainment/hospitality districts which appeal to both residents and tourists.*
2. *Expand the neighborhood commercial districts where the residents purchase a significant share of their basic needs and services from within the community.*
3. *Promote collaboration between the Business Improvement District association in "greater" North Park area to strengthen the connection between the northern, southern and eastern commercial districts.*
4. *Increase the diverse mix of business types in North Park to support daytime and night time activities*
5. *Enhancement of commercial corridors appearance and upgraded infrastructure.*
6. *Acquire funding for successful local economic development and revitalization actions.*

El Cajon Boulevard (formerly El Cajon Avenue) developed more as a result of the automobile. The development of El Cajon Boulevard, started as bus service began in the 1920s and automobile usage steadily increased in the 1930s and 1940s. The development of El Cajon Boulevard began with gas stations, auto repair stores, and retail establishments which favored the automobile. By 1940 El Cajon Boulevard was designated a part of U.S. Highway Route-80. The explosion in auto usage after the end of World War II coupled with suburban growth reinforced El Cajon Boulevard's popularity as a commercial district. The subsequent auto orientation turned this commercial corridor into a classic 1950s commercial strip.

The portions of Adams Avenue and Park Boulevard which run through the North Park Planning area were first developed to serve the buildout of the surrounding communities of Normal Heights and University Heights. The number 1 and 11 trolley lines began service to these areas about the same time that the North Park trolley lines began operations in the early part of the 20th century. The North Park portion of Adams Avenue is unique from University Avenue and El Cajon Boulevard in that it is maintains a more residential feel with smaller scale housing and less commercial development.

By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline, due in part to: 1) the construction of Interstate-8, which drew vehicular traffic away from El Cajon Boulevard's and 30th and University's shopping districts; and 2) the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center –which provided new competition for the retail outlets along North Park's commercial corridors.

The historic resources in North Park provide a sense of place. Throughout the Economic Prosperity Element there are policies that relate to the historic resources in North Park. North Park contains multiple designated historic resources and 4 designated historic districts – Shirley Ann Place, University Heights Water Storage and Pumping Station, and the Burlingame and North Park Dryden neighborhoods. Refer to the Historic Preservation Element for more information about historic resources in North Park and designated and potential historic districts.

North Park's commercial areas provide pedestrian-oriented storefronts.

5.1 BUSINESS DISTRICTS

Commercial activity in North Park tends to be emphasized at key nodes or intersections, such as Park Boulevard and Adams Avenue; major intersections along 30th Street at Adams Avenue, El Cajon Boulevard, University Avenue, and 32nd Street and Upas Street, and at El Cajon Boulevard at Park Boulevard and Texas Street. Commercial activity dominates corridors between these nodes, especially on El Cajon Boulevard, University Avenue, 30th Street, and Adams Avenue.

North Park's commercial areas are distinct compared with suburban shopping centers because of the unique offerings and pedestrian-orientation. However, El Cajon Boulevard is distinct from North Park's other commercial areas. While El Cajon Boulevard can be as pedestrian-oriented as other grand commercial boulevards, it also has a tradition of auto-orientation associated with its historical role as U.S. Highway Route-80, higher traffic volume, and larger lots.

El Cajon Boulevard, from Florida Street to Texas Street, has emerged as a concentration of ethnic restaurants and The Lafayette Hotel has undergone renovation to restore its reputation as a visitor and regional event destination. The University Avenue and 30th Street business district has a concentration of restaurants and nightlife activities. Adams Avenue also has many restaurants, nightlife activities and offers neighborhood commercial services.

Professional service firms are attracted to North Park because of its emergence as a community for creativity, its amenities, diversity and centrality in the region. The North Park office inventory occupies a small share of the regional market; however, this office space provides a needed foundation for business and professional services in the community.

POLICIES

EP-1.1 Develop a North Park Gateway Signage Plan and Neighborhood Identifying Signage Plan.

EP-1.2 Support historic resources, historic districts, and Business Improvement Districts (BIDs), which create a sense of place and results in heritage tourism.

EP-1.3 Attract unique commercial businesses that are reflective of the diverse economic commercial areas history and strengthen North Park's village-style environments which are pedestrian-oriented.

EP-1.4 Identify and implement nationally recognized best practices which promote an inclusive approach to addressing hospitality businesses and near-by residents (e.g. personal behavior issues, accountability and enforcement of regulations related to noise, trash management, cigarette, food packing, litter, parking issues and public rest room access).

EP-1.5 Ensure adequate network of transportation services to meet the needs of nightlife patrons (e.g. safe ride, taxis, car services, extended hours for public transit).

EP-1.6 Support the expansion of North Park's Arts District on Ray Street, which in result could attract patrons to the rest of the community's commercial districts.

EP-1.7 Support efforts to promote the use of the North Park public garage, including the addition of signage to make visitors to this commercial district aware of this parking facility.

The North Park community has the benefit of having four business district organizations looking after the success of its commercial areas.

The University Heights – Park Boulevard Business District is shared by both the North Park and Uptown communities.

The Adams Avenue Business Improvement District which runs through Normal Heights, Kensington, Antique Row, and University Heights annually plays host to the Adams Avenue Street Fair and Adams Avenue Unplugged which are the City's largest free music festivals.

5.2 RETAIL AND DINING

North Park has a robust and diverse retail base ranging from national chain stores to locally owned and operated boutique services.

The neighborhood offers a unique combination of:

- Small-town atmosphere
- Historic storefronts with architectural integrity
- Freeway access
- Proximity to Downtown San Diego
- Residential blocks surrounding the retail districts, providing a large and loyal customer base
- Surrounding residential neighborhoods of South Park, Hillcrest, City Heights and Normal Heights, expanding the customer base
- Economic and cultural diversity
- Compact, distinct, walkable retail districts
- An entrepreneurial orientation which encourages a wide range of retail services

North Park is also a nationally- recognized dining, entertainment, arts and cultural center which attracts destination diners, "foodies" and tourists. Dining options range from fast/casual to formal and include locally-sourced, farm-to-table, vegan/organic/vegetarian, ethnic and farmers' market choices. Socializing and entertainment centers around the neighborhood's diverse craft beer, wine bar and artisanal coffee culture, earning North Park further national accolades. The neighborhood's retail and dining economies are actively supported by the local Business Improvement Districts which sponsor events such as Taste of North Park, Festival of the Arts, seasonal/holiday/ evening "shop hops" and flash mobs, a farmers' market, Bike the Boulevard, Roots Music Festival, and Art.

POLICIES

EP-2.1 Recapture a greater share of local expenditures with improved basic retail and commercial services.

EP-2.2 Promote pedestrian-oriented retail and outside dining establishments that appeal to a broad demographic range including high quality restaurants.

EP-2.3 Activate the alleys in commercial mixed-use corridors and nodes to improve urban design and allowing commercial shops and services while respecting the transitional nature of commercial development to residential development.

EP-2.4 Introduce more diversified housing choices with a mixture of household incomes to enhance the buying power of North Park, particularly along University Avenue and El Cajon Boulevard.

Street trees and landscaping can be a major economic generator for commercial districts by attracting pedestrians.

5.3 COMMUNITY REVITALIZATION

North Park's many businesses are known to produce what they sell, whether it's food, arts and culture, hospitality entertainment, or services. North Park has repositioned itself in the regional market and captured a dedicated share of the local market. Private and public investment in historic landmarks, such as the North Park Theater on University Avenue and the Lafayette Hotel on El Cajon Boulevard, are recreating anchors of performing arts and leisure and hospitality businesses. The cluster of restaurants and entertainment on University Avenue and Adams Avenue are also capturing a dedicated share of the local market. With efforts in the community such as the Sustainable North Park Main Street Program and North Park Eco District, which emphasize resource conservation and efficiency, North Park is emerging as a center for sustainability and is a setting for the green economy.

The Business Improvement District (BID) associations in North Park have been contributing to economic revitalization of the main commercial areas over the years. The Adams Avenue, El Cajon Boulevard and University Avenue commercial areas all have BID associations. BID associations are geographic areas, established by the City where the businesses have voted to self-assess, to fund activities and services, which promote the business district and are beyond the services the City provides. All of North Park's BID associations practice the National Mainstreet's Four-Point approach which includes economic development strategies such as organized special events; social media marketing; and membership communication (see box to the right).

ECONOMIC DEVELOPMENT STRATEGIES

- **Organized Special Events** fill these BID areas with consumers, increases members' sales, markets and brands the area and supplies the BID associations with profits/ discretionary income. The Adams Avenue BID association is managed by the Adams Avenue Business Association. Special events in this BID area include the Adams Avenue Street Fair and Adams Avenue Unplugged which are the City's largest free music festivals.
- **Social Media Marketing** is the best way in today's culture to directly address many consumers and interested parties about business in their neighborhood or in the region. The North Park BID is managed by North Park Main Street. This BID sends an on-line newsletter to registered users, including members of North Park Main Street.
- **Membership Communication** can be both electronic and also graphic based guides that bring information to the members and the general public detailing the uniqueness of a business area. The El Cajon Gateway BID association and El Cajon Central BID association are managed by the El Cajon Business Association, a.k.a., The Boulevard. This BID produces "The Boulevard Guide", which highlights a sample of the unique businesses that can be found along the Boulevard.

Commercial areas do not stop at the borders of community planning areas. The Adams Avenue BID association's boundaries begin in North Park and continue into the Mid-City neighborhoods of Normal Heights, Kensington and Talmadge. El Cajon Boulevard BID association's boundaries begin in North Park and continue into the Mid-City neighborhoods. The North Park BID association's boundaries include a portion of University Avenue in North Park; however, the City Heights BID also covers the portion of University Avenue in the Mid-City neighborhood of City Heights. As these BID associations boundaries are not exclusive to North Park the Economic Revitalization goals lead by the BID association must include the adjacent Mid-City neighborhoods which are part of the Adams Avenue, El Cajon Boulevard, and University BIDs.

POLICIES

EP-3.1 Encourage the Business Improvement District associations in North Park to develop a North Park Economic Development Strategy by building upon the City's Economic Development Strategy. This would include the Adams Avenue BID association, El Cajon Boulevard BID association, and the North Park BID business association. As two of these BID associations continue into the Mid-City, the BID associations which are not fully contained within North Park must be consulted about the areas and Mid-City and how these areas interface with North Park's Economic Development Strategy.

EP-3.2 Encourage the Business Improvement District associations in North Park and Mid-City areas, noted above, to develop a Retail Market Analysis to include a Business Attraction Plan which takes into consideration comments from the three North Park commercial areas.

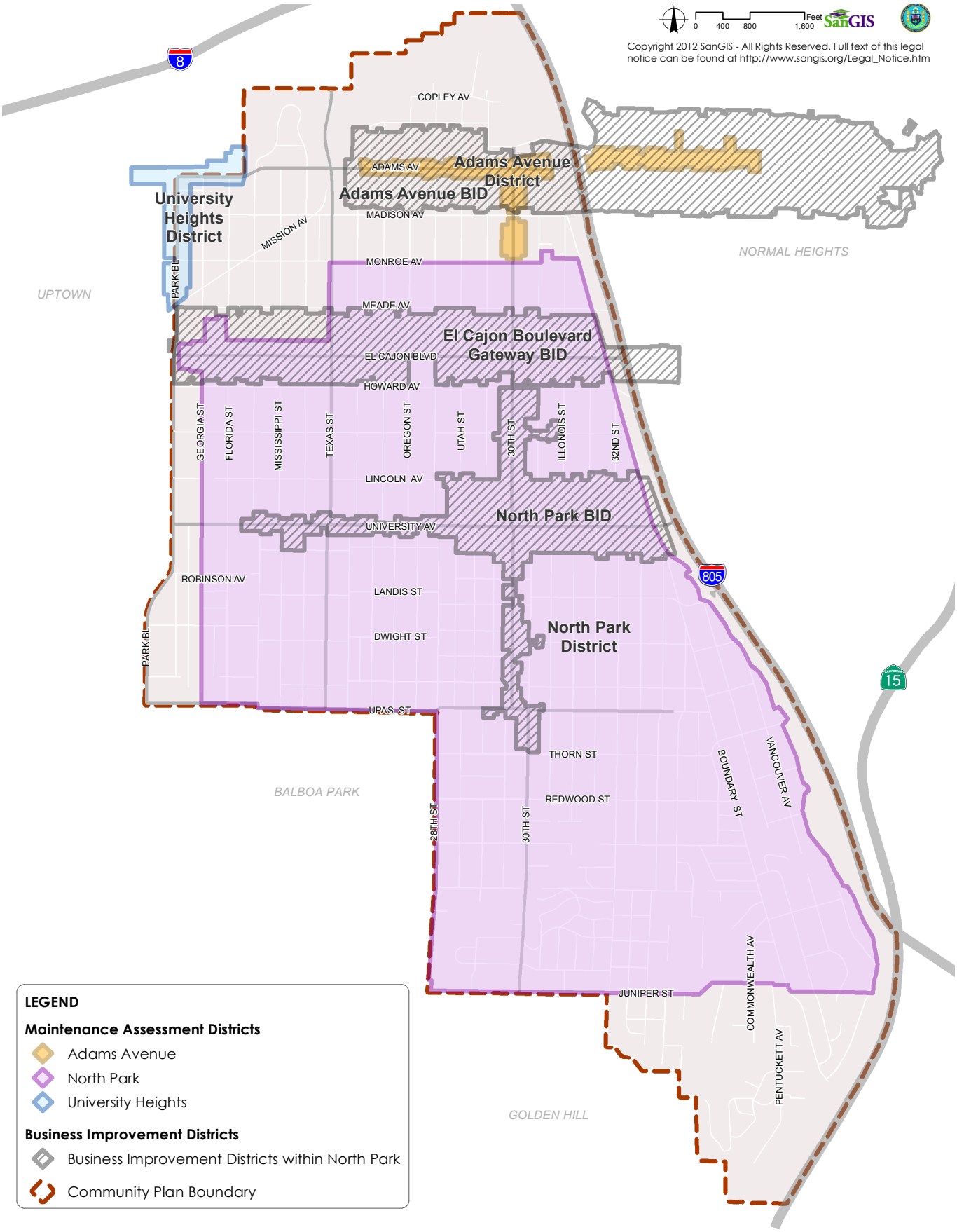
EP-3.3 Encourage the City to reestablish the Ombudsman Program to assist small businesses, through the permit process and code enforcement issues.

EP-3.4 Encourage the BID associations to consider a North Park BIDs "branding strategies" and "signage strategy" to market the respective commercial areas, while respecting each BID associations unique character.

EP-3.5 Promote and maintain the following efforts and revitalization tools; specifically, in the main commercial areas and BID associations boundaries within North Park's mixed use corridors and nodes, to enhance and create a competitive commercial destination.

The growth and popularity of North Park's art, culture, and entertainment district has been major a contributing factor in North Park's revitalization.

Figure 5-1: *Business Improvement and Maintenance Assessment Districts*



5.4 BUSINESS ATTRACTION

A component of economic revitalization is the attraction of businesses that provide activity in the commercial area during the day-time and night-time. A commercial area is more attractive to residents and nonresidents, when it active, has a verity of commercial services available, has adequate lighting, and is a safe pedestrian environment for consumers. North Park has a reputation as an Arts, Culture, and Entertainment District, organically evolving from Ray Street, due to the efforts of community organizations. Businesses that promote the arts in commercial areas and stay open after normal business hours enhance the atmosphere of a commercial area.

POLICIES

EP-4.1 Encourage pedestrian-oriented uses including art establishments which generate activity after normal business hours. These businesses also attract and support lifestyle personal services (e.g. yoga, dance, Pilates, health clubs, rock climbing, martial arts, and art classes).

EP-4.2 Position North Park as a desirable national location for creative businesses, knowledge based industries and the green economy.

EP-4.3 Attract and support destination restaurants (non-chain franchised restaurants) that draw consumers from inside and outside the community.

EP-4.4 Attract restaurants that serve breakfast and lunch.

EP-4.5 Promote infill development, along main commercial areas for the purposes of increasing employment opportunities in Village Centers.

EP-4.6 Support the Business Improvement District associations working with the City to standardize leases on City property and special events permits to encourage the creation of a template for "pop-up retail" leases on City and privately owned vacant properties.

EP-4.7 Promote development of physical space such as shopkeeper units, co-work space, and business incubators that support targeted commercial uses and start-up businesses and entrepreneurial enterprises.

EP-4.8 Front commercial activity on mixed-use corridor intersections, with pedestrian-orientation to distinguish nodes at Adams Avenue and 30th Street, University Avenue and 30th Street, and Upas Street.

5.5 INFRASTRUCTURE IMPROVEMENTS AND FINANCING

Infrastructure improvements in our urban commercial areas of North Park are needed. In North Park the roads, sidewalks, and other infrastructure need repairs. Street lighting is also in need of repair and more bicycle transit infrastructure in North Park's commercial areas is needed. Adding open public space to commercial areas is also a catalyst to economic and community revitalization.

Community dedication to quality of life in North Park is demonstrated by the different self-assessment districts, which residents, property owners and business owners have approved for their community. The Business Improvement District associations and Maintenance Assessment District funds continue to be invested in the North Park community to revitalize the area and increase economic prosperity. Figure 5-1 shows the location of the assessment districts. The City's Economic Development Department and Planning Department will continue to work with the residents, community and business organizations in North Park for continued successful revitalization.

POLICIES

EP-5.1 Improve pedestrian, bicycle and transit infrastructure in North Park's commercial districts and areas to position North Park as one of the most sustainable communities nationally.

EP-5.2 Install and maintain high quality streets, sidewalks, well landscaped medians with drought tolerant plants, enhanced pedestrian crossings, pedestrian-oriented historic street lighting, and creative streetscaping amenities (e.g. street furniture, planters for drought tolerant plants, public art and street signage.

EP-5.3 Expedite the implementation of mobility improvements developed to lessen traffic congestion, encourage the use of public transit, Improve parking conditions and provide pedestrian friendly streetscape along commercial mixed-use corridors.

EP-5.4 Consider shared parking options in Village Centers.

EP-5.5 Develop attractive and unique gathering space, such as mini-parks, pocket parks, parklets, and interior and exterior plazas, which include public art and visitor friendly seating areas.

EP-5.6 Promote the Downtown and Balboa Park visitor trade and improve convenient transportation linkages from those destinations to North Park, including re-establishing the historic streetcar line.

EP-5.7 Create new financing districts and/or expand existing district and financing mechanisms to generate funds for construction and maintenance of public improvements (e.g. Infrastructure Financing Districts, Community Assessment Districts, new or expanded Maintenance Assessment Districts, Property Business Improvement Districts, and promote the use of New Market Tax Credits.)

EP-5.8 Identify new funding sources for local economic development and revitalization efforts in North Park to support the Business Improvement District associations' programs and revitalization efforts.

EP-5.9 Practice social equity and environmental justice in all economic development and commercial revitalization projects.

EP-5.10 Promote fund management operation to ensure maintenance programs for infrastructure improvements.

Parklets are an innovative way to transform parking into unique gathering spaces within commercial districts. The City's first parklet is located at 30th Street and University Avenue.

Older buildings can be retrofitted to create new indoor - outdoor experiences.

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6

PUBLIC FACILITIES, SERVICES, AND SAFETY

6.1 PUBLIC FACILITIES & SERVICES
6.2 HEALTH & SAFETY

INTRODUCTION

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

As an older, urbanized community, North Park is often faced with infrastructure and facilities that do not meet current standards. The remaining service life and maintenance needs of aging infrastructure is a persistent issue in an older community. Therefore, meeting the community's future public facilities needs should focus on expansion of existing facilities or re-use of existing buildings within the community suitable for this purpose. To better accommodate the sharing of facilities located within adjacent communities such as libraries, improved transit and bicycle access should be provided to facilities nearby, particularly those within Downtown and Balboa Park.

KEY GENERAL PLAN POLICIES

The North Park Community Plan Public Facilities, Services & Safety Element further develops the policies contained in the General Plan. Policies related to this element involve pursuing diverse funding sources for new facilities, considering development's impact on addressing public facility needs as well as continuing to pursue joint use opportunities for shared facilities with the School District. The General Plan is an overarching document with goals and policies that apply broadly to all of the City's community planning areas; these broad policies remain in the General Plan, but are listed on Table 6-1 as reference in this plan to avoid redundancy.

Public Facilities, Services & Safety Goals

1. A high level of sustainable public facilities and services to meet the diverse needs of North Park
2. Public facilities that are located near one another to improve access and to take advantage of interconnecting public uses
3. Incentives to provide privately funded facilities for public use
4. Public facilities sized proportionately to the density of North Park's population
5. Timely maintenance, repair and replacement when needed to maintain or improve the serviceability of North Park's older infrastructure.
6. Replacement of aging facilities at the North Park Community Park.
7. Expansion or replacement of the North Park Library
8. Public meeting spaces and facilities for civic engagement.
9. Coordinated police service of North Park under a single San Diego Police Department Division
10. Public facilities that provide free and accessible WIFI
11. A safe community with a crime rate no greater than the City Median

Table 6-1: *General Plan-Related Public Facilities Topics and Policies*

General Plan-Related Topics	Policies
Public Facilities Financing	PF-A.2
Public Facilities and Service Prioritization	PF-B.3
Evaluation of Growth, Facilities, and Services	PF-C.1 & PF-C.3
Water Infrastructure	PF-H.3.c
Libraries	PF-J.3 & PF-J.5
Schools	PF-K.6 & PF-K.9

The North Park community is served by the Mid-City Neighborhood Division of the Police Department.

Fire Station 14 located at 32nd Street and Lincoln Avenue provides fire and life safety service to the North Park community.

The North Park Library located 31st Street and North Park Way is one of two libraries serving residents within the North Park community.

6.1 PUBLIC FACILITIES & SERVICES

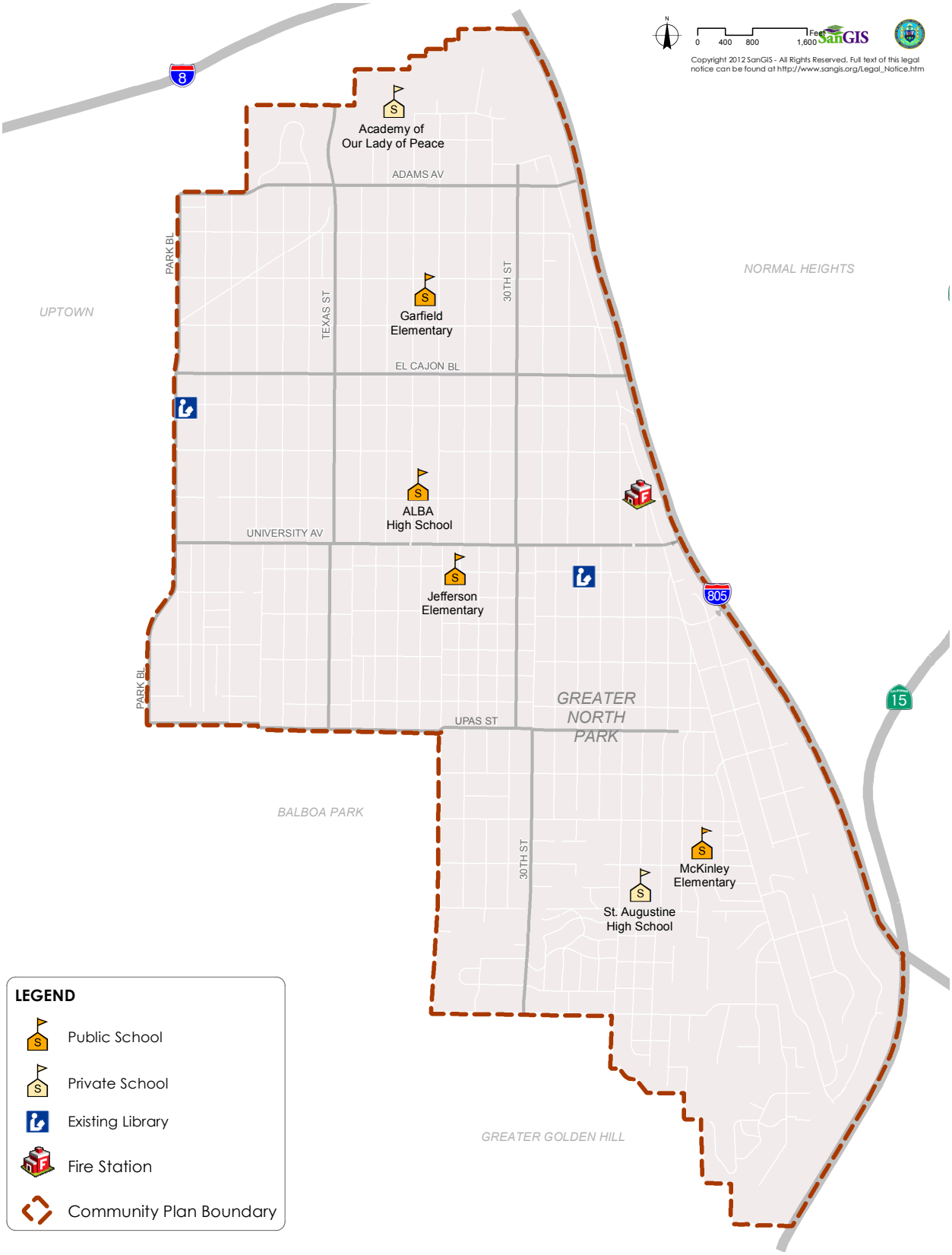
PUBLIC FACILITY NEEDS & PRIORITIZATION

As an urbanized community, North Park is faced with aging infrastructure and facilities that need to be maintained and upgraded to meet current standards. Figure 6.1 illustrates where current facilities exist. The City's two main funding sources for providing and improving facilities are Development Impact Fees (DIF) and the General Fund. DIF collects a proportional fair share of capital improvements needed to offset the impact of development. The General Fund is relied on for facility improvement and upgrades and operational and maintenance costs.

Development Impact Fees and the General Fund have helped to alleviate growing facilities needs, but a significant deficit is expected to remain, leaving the City and community with the challenge to find alternative means of funding public improvements.

To address limited funding for annual capital improvements, the City has instituted a prioritization and ranking strategy that integrates community input. This effort allows the City to strategize funding and to be more responsive to the community's facility and infrastructure priorities. Although the City is making incremental changes in how Capital Improvement Program (CIP) projects are funded to provide more timely improvements, in reality the facilities and infrastructure deficit is expected to continue in North Park and Greater San Diego. There are a number of obstacles in alleviating the infrastructure deficit, including, increased costs in acquisition and construction, lack of available land, funding constraints and competing needs. It is up to the City and the community of North Park to work together, to find creative solutions for meeting facility and infrastructure needs, and ultimately improve the quality of life. Solutions such as clustering facilities, land value recapture, providing broader community serving facilities, offering equivalences, seeking City wide or regional initiatives for new sources of revenue, and exploring public-private opportunities are just some ways that may make it possible to accommodate new facilities for the next generation.

Figure 6-1: *Existing and Proposed Public Facilities*



POLICE

Facilities for police and fire emergency services affect planning goals for livability and safety. The City provides these services through geographic service areas that take into account community plan boundaries but may also cover more than one community. The Police Department groups neighborhoods within the city into nine divisions. The North Park community is served by the Mid-City and Western Neighborhood Divisions of the Police Department. The Mid-City area station is at 4310 Landis Street in the City Heights community east of Interstate 805. Western Division is located at 5215 Gaines Street and includes that part of North Park from Texas Street west and Lincoln Street north to the rim over Mission Valley. North Park will achieve better coverage, communication, and reduce confusion by reunifying under one police division, preferably Mid-City.

FIRE

Fire protection for the community is provided primarily by four fire stations. Station 14 is located within North Park at 32nd Street and Lincoln Avenue and provides fire protection for the majority of the community. Station 18 in Normal Heights services the northern end of the community. Station 11 in Golden Hill serves the southern end of the community and Station 5 in Hillcrest serves the western portion of the community. Maintaining a successful fire service system is a challenge due the City's topography, fiscal constraints, and an ever growing population. The City has recognized the value of fire prevention measures to reduce pressure on the overall response system in the long term. Measures include adopting strenuous safety codes and an aggressive brush management program. Citywide fire service goals, policies and standards are located in the Public Facilities, Services, and Safety Element of the General Plan and the Fire-Rescue Services Department's Fire Service Standards of Response Coverage Deployment Study. Although no new fire stations are planned within the community boundaries of North Park, a new station is proposed on Home Avenue and 805/Fairmount in City Heights which would serve portions of North Park and Golden Hill.

LIBRARY

The existing North Park Branch Library, originally built in 1959, is 8,000 square-foot and is located at 3795 31st St. There are plans to build a new approximately 25,000 square foot new library depending on the site selected. The University Heights library located on Park Boulevard at Howard Avenue also services the North Park Community. However the long-time vision shared by the North Park Planning Committee and the Uptown Planners is for the University Heights Library to move into the historically designated Teacher's Annex in the Uptown Planning area. General Plan policies PF-J.3 and PF-J.5 which support larger service areas for library facilities.

University Heights Branch Library in 1926.

The University Heights Library in 2015.

POST OFFICE

North Park is served by the Post Office located in Hillcrest in the Uptown Community Planning Area and is also in close proximity to the Post Office on Adams Avenue in the Normal Heights Planning Area.

SCHOOLS

One of the most important public services is the provision of schools and the offering of quality education to the residents of the community. The North Park community is served by three public elementary schools, Garfield, Jefferson, and McKinley; one middle school, Roosevelt; three high schools, San Diego, Hoover, and ALBA (Alternative Learning for Behavior and Attitude). In addition, there are charter schools, private schools, and neighboring community schools which help to serve the community. Schools in North Park are centrally located near other facilities and services and walking distance to transit. All public school sites are also joint use facilities providing additional recreational opportunities. If opportunities arise to acquire school district property or that of private schools within the community the City should make every effort to preserve the property for public use.

PUBLIC UTILITIES AND UNDERGROUND UTILITIES

Gas and electricity are provided by the San Diego Gas & Electric Company and several gas and electric lines traverse the area. San Diego Gas and Electric Company has a number of programs related to conservation, including commercial and residential energy audits, low interest loan programs for energy conservation, retrofit installations and rebates for solar water heaters. The City has a long-term City-wide program for utility providers to underground overhead power and communication lines.

MAINTENANCE ASSESSMENT DISTRICT AND PROPERTY AND BUSINESS IMPROVEMENT DISTRICT

Maintenance Assessment District (MAD) is a tool property owners use to assess themselves to receive enhanced maintenance, landscaping, and lighting services. These services are above and beyond the City's baseline general services.

A Property and Business Improvement District (PBID) is a tool available to property and business owners to improve a commercial area and is a special benefit assessment district designed to raise funds within a specific geographic area. Funds may be raised through a special assessment on real property, businesses, or a combination of both, and are used to provide supplemental services beyond those provided by the city. See Figure 5-1 of the Economic Prosperity Element for the boundaries of the Business Improvement and Maintenance Assessment Districts.

Bio-filtration techniques can work together with storm drain infrastructure to treat storm water and reduce storm water pollution.

OVERHEAD UTILITIES AND STREETLIGHTS

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

Portions of the community lack adequate street lighting. Street lighting is important to improve safety for pedestrians, vehicles, and property at night. Street lighting is to be strategically added in the community. The community has expressed a strong desire that the installation of new streetlights utilize the historic design already used within portions of the community. See the Noise & Light Element for additional policies.

North Park residents and businesses are aware of the need for, and support expansion of, wireless communication facilities in the community, however, concern exists about the potential for visible blight with inappropriate installations. The community requests that efforts be made to integrate wireless communication facilities into the surroundings in a sensitive manner in order to minimize negative visual impact on North Park's community character, open space, view corridors and historic architecture and elements.

WATER, SEWER AND STORMWATER INFRASTRUCTURE

On average, San Diego must import nearly 90 percent of its water from other areas, specifically northern California and the Colorado River. Potential water supply offsets such as conservation and water reclamation have only recently entered the water supply picture, but even the most optimistic projections credit those offsets with no more than 20 to 25 percent of total demand. San Diego will therefore continue to rely heavily upon imported water for its water supply needs far into the foreseeable future. The City of San Diego Public Utility Department's Capital Improvement Program Guidelines and Standards provides the framework for the design and construction of new water facilities and addresses water efficiency, conservation, recycled and reclaimed water, cost effectiveness and timely construction.

The community's water, wastewater and stormwater infrastructure has issues with aging, insufficient capacity and outmoded design. Some pipelines have been in operation for a hundred years and are in urgent need of replacement. Beginning in 2007, the City increased water and sewer rates to fund replacement and improvement of both the cast iron water mains and concrete wastewater systems infrastructure. The City schedules many of these water and sewer main replacement projects for the same time and location to minimize the impact on the community. Replacement is currently scheduled based on breaks or blockages in the mains. As incidents mount, main replacement is scheduled for accomplishment through the annual Capital Improvements Program.

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

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

POLICIES

GENERAL FACILITIES AND SERVICES

PF-1.1 Provide educational facilities, law enforcement, fire protection, libraries and public utilities in accordance with City standards.

a. Consider locating and clustering public facilities such as a library, post office, and transit-oriented development-amenities together to create an active center and take advantage of shared uses like parking and open space areas.

b. Incorporate art in public facilities.

PF-1.2 Provide facilities that accommodate a full range of City programs to serve residents and cultivate civic involvement.

a. Encourage the school district to participate in this community process.

b. Maintain joint-use agreements to increase recreational opportunities and activate school sites with residents after hours.

c. Locate free public meeting spaces in easily accessible locations throughout North Park, including but not limited to facilities that are to be rebuilt at the North Park Community Park.

Maintenance Assessment Districts (MAD's) and Business Improvement Districts (BID's) are fund enhancements that are beneficial to pedestrian, consumers, and businesses alike.

d. Establish a City of San Diego Police Community Relations Office in the hub of the community near 30th Street and University Avenue and/or a to be determined location on El Cajon Blvd.

e. Support the introduction of free or low cost Wi-Fi access to the core, high traffic pedestrian areas in the community.

FIRE

PF-1.3 Maintain the high level of fire protection throughout the North Park community.

a. Support efforts by the City to educate and inform the community regarding fire prevention techniques.

b. Support regular upgrading of North Park fire stations as necessary to adequately respond to fires and emergencies.

POLICE

PF-1.4 Reduce incidence of criminal activity within North Park's neighborhoods. (Refer to General Plan section PF-E related to police service and Urban Design section UD-A for crime prevention through design).

a. Continue Neighborhood Watch Programs and Citizen Patrols.

b. Encourage North Park organizations to maintain a close relationship and have a continuing exchange of information with patrol officers.

c. Promote the development of Community Alert Programs where they do not presently exist.

d. Maintain a community relations program between police and residents.

e. Introduce foot patrols to districts of high crime when feasible.

f. Maintain, and expand as needed, City of San Diego Police Bicycle Patrols in commercial areas with significant night time activities.

g. Encourage development projects to provide adequate lighting, visibility for surveillance, and gradations between public and private spatial territories.

Historic "acorn" style street lighting not only improves safety for pedestrians, vehicles, and properties at night; it is also an integral component of North Park's historic character.

LIBRARY

PF-1.5 Seek community input and participation in all future decisions concerning the development or expansion of library facilities serving the North Park community.

PF-1.6 Support the relocation of the University Heights Library to the Normal Street Teachers Annex.

PF-1.7 Support the extension of hours, expansion of book and periodical collections, and hiring of additional staff as necessary to provide adequate access to a full range of published materials.

SCHOOLS

PF-1.8 Improve public education facilities in North Park and maximize their use so families stay in the community and send their children to neighborhood schools.

a. Encourage full-time use of school facilities, including community use during non-school hours for educational, recreational and cultural needs.

b. Maintain joint use agreements with North Park's public schools

c. Coordinate CIP projects with school facility upgrades to improve the interface between the public realm and the facility.

d. Consider strategic street closures as a method of adding needed land area for additional parks space next to schools and to help activate areas within the community.

Use of "purple pipe" or reclaimed water is ideal for irrigation along sidewalks, streets, medians, and other right-of-way.

e. Explore the possibility of joint use buildings that would provide a public benefit. .

f. Acquire excess school district property within the North Park community to reserve the property for public use.

PUBLIC UTILITIES & UNDERGROUNDING

PF-1.9 Underground all utilities including telephone, electric power lines, and utility boxes. (Refer to General Plan policy section PF-M).

a. Evaluate the prioritization of undergrounding within the North Park community in order to address priority streets and future projects that may need to be expedited in the future.

PF-1.10 Buffer the physical and visual impacts of energy facilities on adjacent uses through the use of adequate landscaping and screening, while maintaining access to energy facilities for repair and maintenance.

PF-1.11 Enhance the streetscape and encourage building façade improvements to utility facilities such as telecommunication buildings with prominent street frontage.

PF-1.12 Support the City's program to reduce the visual impact of wireless communication facilities.

PF-1.13 Maintain historic street scoring patterns and contractor stamps as part of utility undergrounding projects.

Increasing brush management awareness especially for resident's residing adjacent to North Park hillsides and canyons assists in brush fire prevention.

PF-1.14 Support the implementation of high speed internet technologies, including fiber optics.

WATER, SEWER, AND STORMWATER INFRASTRUCTURE

PF-1.15 Implement water improvements programs so there are systematic improvements and gradual replacement of water and wastewater facilities throughout the community. Refer to General Plan PF-F.6 PF-G.2, PF-H.3, and PF-I.1.

a. Replace facilities and infrastructure as required to maintain or improve the serviceability.

b. Improve energy and water conservation in the design, location, and operation of new facilities.

c. Collaborate with the North Park community and other entities when funding and siting improvements to coordinate timing and replacement of infrastructure.

d. Consider non-invasive means when replacing wastewater facilities in the urban canyons.

e. Implement Green Infrastructure strategies to address storm water runoff throughout North Park.

f. Provide water recycling opportunities throughout North Park.

MAINTENANCE ASSESSMENT DISTRICT & BUSINESS IMPROVEMENT DISTRICT

PF-1.16 Support, in concept programs in North Park where property owners assess themselves for the benefit of public enhancements beyond the general services provided by the City. These enhancements include but are not limed to: landscape, lighting, streetscape improvements and maintenance, security, signage and banners, street furniture and public art.

6.2 HEALTH & SAFETY

GEOLOGICAL AND SEISMIC HAZARDS

Geological considerations relate to drainage systems and seismic safety (earthquake fault zones and steep areas of unstable soil). The geology affects open space areas since geological criteria is important in relating land use to seismic risk zones, with the protection of particularly sensitive geological areas from the safety hazards resulting from development encroachment. Major fault lines in North Park run along the eastern portion of the community stretching from Mission Valley to the north, to Balboa Park and the Golden Hill Community to the south.

The General Plan provides policy support for disaster preparedness and Seismic Safety in the Public Facilities, Services & Safety Element sections PF-P and PF-Q. Design considerations with regards to safety are located in the Urban Design Element.

FIRE HAZARDS

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

POLICIES

PF-2.1 Maintain a high level of fire protection throughout North Park, particularly in the neighborhoods adjacent to natural open space.

PF-2.2 Modernize and/or replace facilities and equipment to meet the needs of North Park as fire fighting technology improves.

PF-2.3 Support efforts by the City to educate and inform the North Park community regarding fire prevention techniques, particularly those related to brush management and wild land fires.

PF-2.4 Maintain appropriate and timely brush management in North Park's publicly owned canyons.

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7

RECREATION

7.1 PARKS AND RECREATION FACILITIES

7.2 PRESERVATION

7.3 ACCESSIBILITY

7.4 OPEN SPACE LANDS AND RESOURCE-BASED PARKS

INTRODUCTION

The Recreation Element includes goals and policies addressing the following topic areas: Parks and Recreation Facilities, Preservation, Accessibility, and Open Space Lands and Resource-based Parks. These goals and recommendations, along with the broader goals and policies of the General Plan and the Balboa Park East Mesa Precise Plan (BPEMPP), provide a comprehensive parks strategy intended to accommodate the community at full community development. In addition to soliciting public input through various stakeholder meetings and the community plan update advisory committees, in 2011, the City commissioned a Park and Recreation Needs Assessment for the Golden Hill, North Park, and Uptown Communities. The assessment was conducted by an independent research company to determine how and where the communities currently recreate, their priorities and preferences for future recreational uses and facilities within their communities, as well as consideration of Balboa Park as a recreational resource. The survey results, which were representative of the broad and demographically-diverse communities' recreational use patterns and opinions, were contained in a report presented to each community, and have been incorporated into this plan where appropriate. (See Appendix A for a summary of the Park and Recreation Needs Assessment.)

Montclair Neighborhood Park provides children's play areas and multi-purpose turf areas.

Recreation Element Goals

1. Creation of a sustainable park and recreation system that meets the needs of North Park residents and visitors and serves a variety of users, such as children, persons with disabilities, pet owners and the underserved teenage and senior populations.
2. Provision of parks and recreation facilities that aggressively keep pace with North Park population growth through timely acquisition of available land and development of new facilities.
3. Increase the quantity and quality of recreation facilities in North Park through the consideration of alternative methods, such as park equivalencies, where development of typical facilities and infrastructure may be limited by land constraints.
4. Preservation, protection and enhancement of the integrity and quality of parks, open space, and recreation programs.
5. Provide a sustainable park and recreation system that meets the needs of North Park residents by using "green" technology and sustainable practices in all new and retrofitted projects.
6. Preservation, protection management and identification of the natural, cultural, and historic resources that serve as recreation facilities in the North Park Community.
7. Enhance access to recreation facilities in North Park by optimizing pedestrian, bicycle, public transit, automobile, and alternative modes of travel.

8. Design all new recreation facilities to be part of an inter-connected park and open space system that is integrated into and accessible to North Park Community residents.
9. Retrofit all existing park and recreational facilities to meet the 1990 Americans with Disabilities Act (ADA) to accommodate persons with all disabilities as funding becomes available.
10. Provide a balance of recreational facilities in North Park that are available for both programmed and non-programmed uses (i.e. passive and active recreation).
11. Creation of comprehensive pedestrian and bicycle networks between parks and open space lands within and adjacent to North Park, as well as to surrounding communities.
12. Provision of an open space and resource-based park network in North Park that provides for the preservation and management of significant natural and man-made resources.
13. Preservation and protection of the natural terrain and drainage systems of North Park's open space lands and resource-based parks that preserve the natural habitat and cultural resources.
14. Providing for a network of pedestrian paths and bikeways linking population-based parks with resource-based parks and open space lands within North Park.
15. Rebuild and expand existing facilities.

7.1 PARKS AND RECREATION FACILITIES

PARKS AND RECREATION FACILITIES STANDARDS

The General Plan Recreation Element describes three categories of parks within the City of San Diego: Open Space Lands, Resource-based Parks, and Population-based Parks. (See General Plan Section RE-4 Open Space Lands and Resource-Based Parks for descriptions.) Population-based parks and recreation facilities are typically located within close proximity to residents and are intended to serve the daily recreational needs of the neighborhoods and the community. The General Plan standard is to provide a minimum of 2.8 useable acres of public park land per 1,000 residents.

There are six categories of population-based parks: 1) Major Park; 2) Community Park; 3) Neighborhood Park; 4) Mini-Park; 5) Pocket Park or Plaza; and 6) Special Activity Park. A recreation center, typically 17,000 square feet in size, should be provided for every 25,000 residents, and an aquatic complex should be provided for every 50,000 residents. The General Plan Recreation Element, Table RE-2, Parks Guidelines, provides the descriptions and minimum standards for these park and recreation facilities.

North Park Community Park Recreation Center to be expanded to provide additional multi-purpose community rooms.

EXISTING AND FUTURE POPULATION-BASED PARKS AND RECREATION FACILITIES

The household population for the North Park Community Plan at build out is estimated to be 73,170 residents. Based on the General Plan standard for population-based parks and recreation facilities, the community should be served by approximately 205 useable acres of park land. The projected population warrants almost three recreation centers equivalent to 49,810 total square feet, and approximately one and one-half aquatic complexes.

Opportunities for additional park land and recreation facilities within North Park are anticipated to come primarily through development of private and public properties and through the application of park equivalencies. While the City's primary goal is to obtain land for population-based parks, where vacant land is limited, unavailable or is cost-prohibitive, the General Plan allows for the application of park equivalencies to be determined by the community and the City through a set of guidelines.

General Plan Guidelines

Parks:

73,170 people divided by 1,000 = 73.17 x 2.8 acres = 204.88 acres of population-based parks

Recreation Center:

(17,000 square feet) Serves population of 25,000 people: 73,170 people divided by 25,000 people = 2.93 Recreation Centers = 49,810 square feet total

Aquatic Complex:

Serves population of 50,000: 73,170 people divided by 50,000 people = 1.46 Aquatic Complexes

Facilities that may be considered as population-based park equivalencies include:

1. Joint use facilities;
2. Trails through open space;
3. Portions of resource-based parks;
4. Privately-owned, publicly-used parks;
5. Non-traditional parks, such as rooftop or indoor recreation facilities; and
6. Facility or building expansion or upgrades.

North Park is an urbanized community where park equivalencies are appropriate for satisfying some of the community's population-based park needs. The community and City identified and evaluated population-based park and recreation opportunities, as well as potential park equivalency sites, for their recreational value, possible uses and functions, public accessibility, consistency with General Plan policies and guidelines, and other land use policy documents (e.g., Balboa Park Master Plan and Balboa Park East Mesa Precise Plan).

Tables 7-1 and 7-2 summarize the existing and future parks, park equivalencies and recreation facilities that have been selected by the North Park Community to supplement their existing population-based park and recreation facilities inventory. The table also includes recommendations contained in the Balboa Park East Mesa Precise Plan for the Neighborhood Edge, including the Morley Field Area, where appropriate, as well as recommendations generated by the community and City staff for facilities outside of Balboa Park. Identification of private property as a potential park site does not preclude permitted development per the underlying land use or zone.

Table 7-1: *Population-Based Parks and Recreation Facilities Inventory and Recommendations*

Parks/ Recreation Facilities	Existing Useable Acreage	Future Useable Acreage	Parks and Recreation Facilities Descriptions	Parks and Recreation Facilities Recommendations
Major Parks - None				
Community Parks				
North Park Community Park	7.90		Existing park and recreation facilities consisting of a recreation center, a teen center, an adult center, a comfort station, a lighted ball field, multipurpose turf areas, a children's play area, three tennis courts, handball courts, walkways, seating and picnic tables. Of the 7.90 acres, 2.84 acres is part of the joint use area with ALBA school.	Replace natural turf on ball field with synthetic turf and provide new sports field lighting to increase use.
Neighborhood Parks				
Montclair Park	4.97		Existing park consisting of passive recreation amenities, including multi-purpose turf area, children's play area, seating, picnicking, walkways, and landscaping.	
Mini Parks - None				
Pocket Parks/Plazas				
34th Street Pocket Park		0.15	Proposed pocket park is within the street-right-of-way located at the southern terminus of 34th Street, south of Maple Street, which is the official trailhead to Juniper Canyon open space.	Vacate the street right-of-way, acquire site, design and construct park amenities to support passive recreation, such as a children's play area, seating, picnicking, walkways, and landscaping.
Cedar Ridge Park	0.27		Existing park at the southern terminus of Pentuckett Avenue, south of Fir Street, consisting of passive recreation amenities, including multi-purpose turf area, children's play area, seating, walkways, and landscaping.	
North Park Mini-Park		0.50	Proposed park on City-owned property, on an undeveloped site located behind the North Park Theater, on North Park Way, between Granada Avenue and 29th Street.	Construct the park amenities consistent with the approved General Development Plan.
Lincoln Avenue Pocket Park		0.21	Proposed park on undeveloped street right-of-way, from Georgia Street to the existing alley, to accommodate passive recreational uses.	Vacate street right-of-way, acquire site, design and construct park amenities to support passive recreation, such as pathways, overlooks, seating, interpretive signs, and landscaping.
Switzer Canyon and 30th Street Pocket Park		0.16	Proposed park within City-owned open space in Switzer Canyon to accommodate passive recreational uses.	Design and construct park amenities to support passive recreation, such as seating, walkways, and interpretive signs.
Teresita & Maple Streets Pocket Park		0.17	Proposed pocket park on undeveloped street right-of-way to accommodate passive recreational uses, including a trailhead into Juniper Canyon Open Space.	Vacate street right-of-way, acquire site, design and construct park amenities to support passive recreation, such as a children's play area, seating, picnicking, walkways, landscaping, and a trail system staging area.
Special Activity Parks - None				

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

Parks/ Recreation Facilities	Existing Useable Acreage	Future Useable Acreage	Parks and Recreation Facilities Descriptions	Parks and Recreation Facilities Recommendations
Recreation Centers				
North Park Recreation Center	N/A	N/A	Existing facility consisting of 11,232 square feet provides an indoor gymnasium, teen center and multi-purpose/arts & crafts rooms housed in three separate buildings; facilities are outdated to fully serve the community.	Replace and expand the existing recreation center to provide a 17,000 square feet recreation facility (possibly add second story); provide improvements and ADA upgrades. In the interim, redesign current foyer to serve as lobby area for recreation center; install additional outdoor security lighting, and extend security system into multi-purpose/arts & crafts room.
Adult Center at North Park Community Park	N/A	N/A	Existing facility consisting of 1,706 square feet provides meeting rooms, kitchen and outdoor game rooms; facilities are outdated to fully serve the community.	Replace and expand the existing adult center to provide 3,000 square feet, with recreation facilities designed to accommodate a variety of community oriented meeting and recreation programs for adults.
Morley Field Recreation Center (within Balboa Park)	N/A	N/A	Proposed 28,262 square feet Recreation Center to be located within the Morley Field area of Balboa Park.	Design and construct a new 28,262 square feet recreation center to accommodate community meetings, gymnasium, recreation and fitness programs, and restrooms, consistent with the recommendations in the BPEMPP.
Morley Field Pétanque Center (within Balboa Park	N/A	N/A	The existing Pétanque Center (formerly a senior center) was built in 1933 and is approximately 1,548 square feet and provides community meeting rooms and play areas.	Preserve and restore the existing historic Pétanque Center for community use.
Aquatic Complexes				
Bud Kearns Aquatic Complex (within Morley Field area of Balboa Park)	N/A	N/A	The existing historic Bud Kearns Pool and Clubhouse consisting of approximately 13,000 square feet, were built in 1933, and provide one community swimming pool and a building with changing rooms, showers and restrooms.	Preserve and restore and renovate the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building facilities to meet the needs for the community. The new facilities would augment and be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse.

Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

Parks/ Recreation Facilities	Existing Useable Acreage	Future Useable Acreage	Parks and Recreation Facilities Descriptions	Parks and Recreation Facilities Recommendations
Joint Use Facilities				
ALBA Charter School (formerly North Park Elementary School)	0.12		Existing joint use facilities consisting of kindergarten play area, amphitheater, and outdoor lunch area pursuant to long-term joint use agreement. The total joint use acreage is 2.96, of which 2.84 acres is located on North Park Community Park and 0.12 acres is located on School District property.	
Birney Elementary School	0.96		Existing joint use facilities consisting of turf multi-purpose playfield, multi-purpose courts, and hardscape for court games pursuant to long-term joint use agreement. Facility is a total of 1.82 acres and is shared with; North Park (0.96 acres) and Uptown (0.86 acres).	
Garfield Elementary School	0.70		Existing joint use facilities consisting of turf multi-purpose fields pursuant to long-term joint use agreement.	
Jefferson Elementary School	1.45		Existing joint use facilities consisting of multi-purpose synthetic turf playfield, multi-purpose courts, and hardscape for court games pursuant to long-term lease agreement.	
McKinley Elementary School		2.52	Joint use facilities consisting of multi-purpose turf playfield, multi-purpose courts, and hardscape for court games pursuant to long-term joint use agreement.	
Trails; Useable acres credit for trails was determined by multiplying the linear footage of trail by 12'-0" width and dividing by one acre in square feet (43,560)				
Juniper/34th Streets Canyon Open Space Trails		2.12	Approximately 7,700 linear feet of existing and proposed trails located in Juniper/34th Streets Canyon Open Space (City-owned, MHPA-designated) which provide passive recreation.	Expand the existing 6,600 linear feet of trails by designing and constructing approximately 1,100 linear feet of new trails and provide trail improvements, such as interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type, as determined and approved by City.
Switzer Canyon Open Space Trails		1.80	Approximately 6,500 linear feet of existing and proposed trails located in Switzer Canyon Open Space (City-owned, MHPA-designated) which provide passive recreation.	Expand the existing 5,400 linear feet of trails by designing and constructing approximately 1,100 linear feet of new trails and provide trail improvements, such as interpretive signs, protective fencing, native landscaping, trash and recycling containers, overlooks, etc., where needed and appropriate for the trail type, as determined and approved by City.

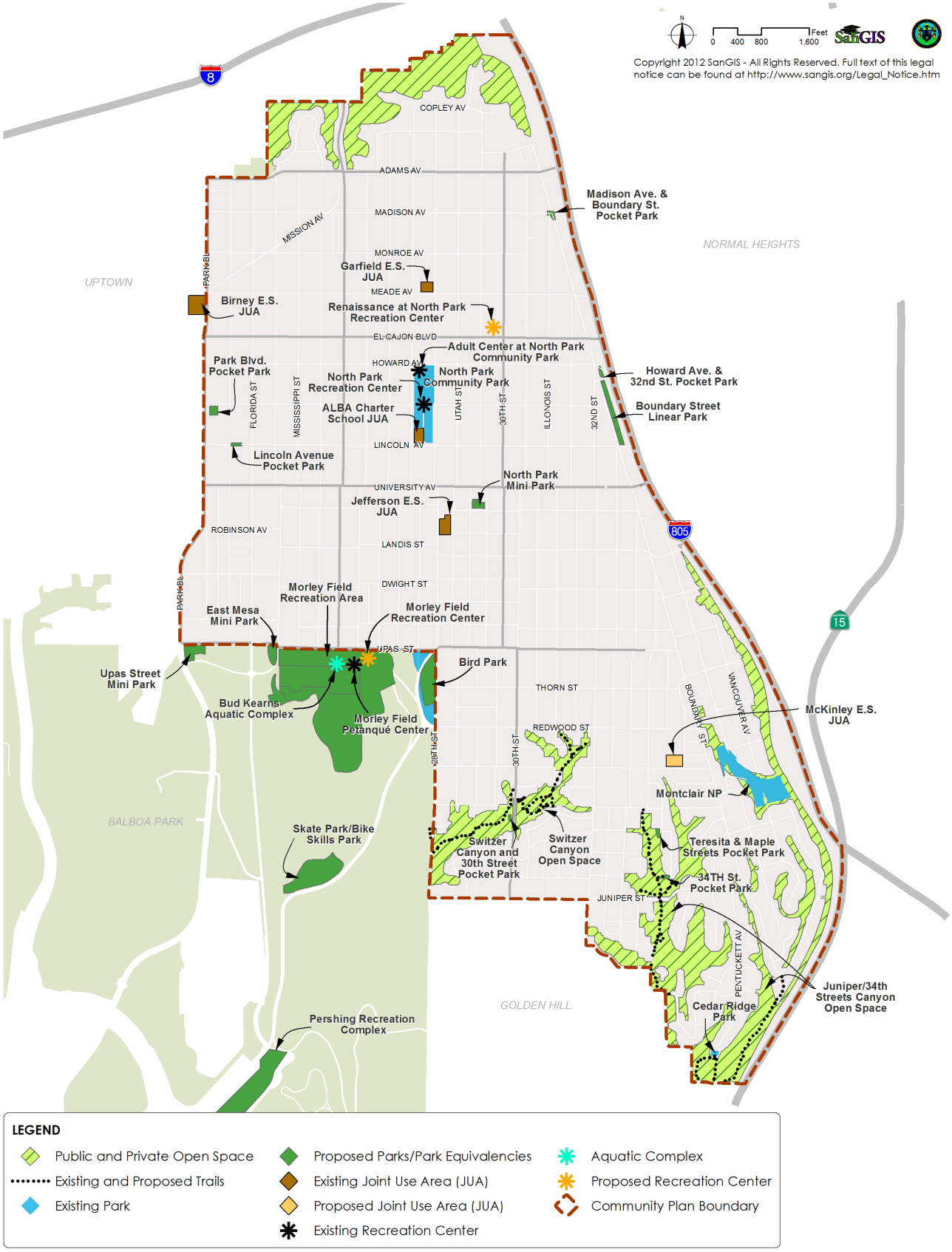
Table 7-1: Population-Based Parks and Recreation Facilities Inventory and Recommendations

Parks/ Recreation Facilities	Existing Useable Acreage	Future Useable Acreage	Parks and Recreation Facilities Descriptions	Parks and Recreation Facilities Recommendations
Portion of Resource-Based Parks				
Bird Park (within Balboa Park)		5.39	Existing park located in the northeast corner of Balboa Park which provides passive recreational uses, such as a children's play area, multi-purpose turf area, walkways, landscaping, and public art.	Design and construct additional amenities to implement the General Development Plan for Bird Park.
East Mesa Mini-Park (within Balboa Park)		1.00	Proposed mini-park located between Florida Canyon Dr., Upas St., Alabama St., and Morley Field Dr.	Design and construct passive park amenities, such as a children's play area, seating/picnicking, security lighting, walkways, landscaping, and community gardens consistent with recommendations in the BPEMPP.
Morley Field Recreation Area (within Balboa Park)		57.00	Proposed recreation complex located on Upas Street in the Morley Field Recreation Area, which provides active and passive recreation, including organized sports (baseball and softball), tennis, swimming, senior center, bocce ball, picnicking, children's play area, dog off-leash area, archery, and multi-purpose turf areas.	Design and construct additional active and passive recreational and support facilities and upgrades, such as parking lots for expanded uses, multi-purpose turf fields, ball fields, children's play areas, sky plaza/ promenade, concession building/ comfort station, group picnicking, security lighting, upgrades to the dog off-leash area, path of travel and ADA upgrades consistent with the recommendations in the BPEMPP.
Pershing Recreation Complex (within Balboa Park)		4.54	Proposed community park/sports complex located at the corner of Pershing Drive and 26th Street. This site is currently used by City Central Operations Station facilities. This 15 acre facility will be shared with North Park, Golden Hill, Uptown and East Village in Downtown.	Design and construct community park/sports complex with active recreation facilities consistent with the recommendations in the BPEMPP, subsequent to relocation of non-park, City facilities.
Skate Park / Bike Skills Park (within Balboa Park)		10.00	Proposed above-ground skate park and/ or Bike Skills/BMX track, located along Pershing Drive on the Arizona landfill. Facility will be shared with Golden Hill.	Design and construct above-ground skate and/or Bike Skills park, and support facilities, such as parking lot and portable restrooms. Amendment to the BPEMPP may be necessary.
Upas Street Mini Park (within Balboa Park)		1.58	Proposed mini-park located at the corner of Upas St. and Park Blvd.	Design and construct passive park amenities, such as a children's play area, seating/picnicking, security lighting, walkways, and landscaping.
Privately-Owned Park Sites - None				
Non-Traditional Park Sites				
Boundary St. Linear Park		0.75	Proposed linear park located along Boundary St. between Howard and Lincoln Aves., on City and Caltrans right-of-way.	Pursue acquisition or a lease agreement with Caltrans; design and construct passive recreation amenities such as seating, walkways, and landscaping.
Howard Avenue Pocket Park		0.30	Proposed pocket park located at the southeast corner of the intersection of Howard Ave. with 32nd and Boundary Streets, on City and Caltrans right-of-way.	Pursue acquisition or a lease agreement with Caltrans; design and construct passive recreation amenities such as seating, walkways, and landscaping.
Madison Avenue Pocket Park		0.11	Proposed pocket park located at the intersection of Madison Ave. with Illinois and Boundary Streets, on City right-of-way.	Design and construct passive park amenities, such as seating, walkways and landscaping.
Facility or Building Expansion or Upgrade - None				

Table 7-2: *Summary of Existing and Proposed Population-Based Parks and Recreation Facilities*

Population-Based Parks	Useable Acres
Existing Population-based Parks and Park Equivalencies	16.37 acres
Proposed Population-based Parks and Park Equivalencies	88.30 acres
Total Existing and Proposed Population-based Parks and Equivalencies	104.67 acres
Population-based Park Requirements at full community development	204.88 acres
Population-based park deficit at full community development	100.21 acres
Recreation Centers	**Square Feet**
Existing North Park Recreation Center Building, 11,232 square feet, to be replaced with a new facility for a total of 17,000 square feet.	17,000 SF
Existing Recreation Center: Morley Field Pétanque Center	1,548 SF
Existing North Park Adult Center Building, 1,706 square feet existing, to be replaced with a new facility for a total of 3,000 square feet.	3,000 SF
Proposed Recreation Center: Morley Field Recreation Center	28,262 SF
Total Existing and Proposed Recreation Centers	49,810 SF
Recreation Center Requirement at full community development	49,810 SF
Recreation Center Deficit at full community development	*No Deficit*
Aquatic Complexes	**Unit**
Existing Aquatic Complex: Bud Kearns Community Swimming Pool	1.00
Proposed Aquatic Complex adjacent to Bud Kearns Community Swimming Pool	0.94*
Total Existing and Proposed Aquatic Complexes	1.94*
Aquatic Complexes Requirement at full community development	1.46*
Aquatic Complex deficit at full community development	*No Deficit*
**Bud Kearns Community Swimming Pool Complex will be shared. Greater Golden Hill requires 0.48, and North Park requires 1.46, aquatic complexes. The existing historic pool facility and the proposed new pool facility will satisfy the combined requirements (1.94 aquatic complexes) for both communities.*	
Note: Identification of private property as a potential park site does not preclude permitted development per the designated land use.	

Figure 7-1: *Parks, Recreation Facilities, and Open Space*



The Recreation Element identifies projects that will provide all of the recreation center space and the aquatics complex facilities required to serve the community at full projected development. These proposals represent significant achievements towards implementing the General Plan and the community's goals. Staff will continue to work with community members to seek future opportunities for provision of parks and recreation facilities. In addition to the inclusion of these projects in the North Park Impact Fee Study, identification of potential donations, grants and other funding sources for project implementation will be an ongoing effort. Figure 7-1 depicts the approximate locations of existing and proposed open space, parks, recreation facilities and park equivalencies.

Children's play area within North Park Community Park.

North Park Community Park children's play area Frog.

POLICIES

RE-1.1 Pursue the land acquisition, design and construction of new public parks and recreation facilities prioritizing them in park deficient areas of the community, and include facilities that can accommodate multiple uses. Seek opportunities to increase park land through urban infill and redevelopment proposals and acquisition of available private property.

RE-1.2 Pursue park equivalencies identified in Table 7-1, Population-Based Parks and Recreation Facilities Inventory and Recommendations, as opportunities arise.

RE-1.3 Encourage proposed residential, commercial and mixed-use development to include recreational facilities to serve all residents. Consider incorporating non-traditional park and recreation amenities on rooftops of buildings and parking structures, and/or on the ground level within new buildings.

RE-1.4 Incorporate recreation facilities into public facilities, including their buildings, parking structures, or their surrounding exterior lands.

RE-1.5 Increase recreational opportunities by acquiring and developing land through street/alley rights-of-way vacations (paper streets), to provide for park and recreation uses.

RE-1.6 Promote safety of North Park parks to the public by providing park designs that incorporate the City's 'Crime Prevention Through Environmental Design' (CPTED) measures (see General Plan Policy UD-A.17).

RE-1.7 Replace and expand the North Park Recreation Center (11,232 square feet existing) to provide a total of 17,000 square feet to accommodate the recreation needs of existing and future residents at community plan build out.

RE-1.8 Pursue lease or joint use agreements with public agencies (e.g., San Diego Unified School District, Caltrans, etc.) to incorporate active or passive recreation into existing buildings or surrounding grounds, where non-programmed space is available and appropriate for public use.

RE-1.9 Replace and expand the existing North Park Adult Center (1,706 square feet existing) to provide a total of 3,000 square feet to accommodate the recreation needs of existing and future adults at community plan build out.

RE-1.10 Develop smaller neighborhood parks, mini parks, pocket parks and plazas throughout the community, especially in areas more distant from larger public park facilities with high density, mixed-use as a priority.

RE-1.11 Pursue opportunities to provide active use facilities for teenagers and young adults, such as BMX tracks, soccer fields, ballparks, skate parks, and paintball facilities.

RE-1.12 Ensure that the design of public parks provided on privately owned land complies with Council Policy 600-33, provides population-based park amenities per the General Plan, and that the hours of public use shall be consistent with typical publicly-operated parks and facilities.

RE-1.13 Implement recommendations contained in the Balboa Park East Mesa Precise Plan for the Mesa Rim and Neighborhood Edge which specifically serve the neighborhood and community park needs of the North Park Community, as follows:

a. Construct park improvements in the northeast corner along 28th Street to Redwood Street, including a children's play area, gateway and entry garden.

b. Renovate open lawn areas for multi-purpose recreational uses.

c. Plant large canopy trees throughout the Neighborhood Edge, using care to maintain clear visibility across the area for security surveillance.

d. Construct a children's play area in the Eucalyptus grove across from the Morley Field Tennis Club (East Mesa Mini Park).

e. Provide enhanced pedestrian crossings at all intersections which enter into Balboa Park and obtain community input for these designs.

f. Design and construct the proposed Pershing Recreation Complex to serve the North Park, Golden Hill, Uptown Communities and downtown East Village, when feasible to do so.

RE-1.14 Implement recommendations contained in the Balboa Park East Mesa Precise Plan for the Morley Field area which specifically serves the neighborhood and community park needs of the North Park Community, as follows:

a. Preserve and restore and renovate the existing historic Bud Kearns pool facility to serve the Golden Hill and North Park Communities. Provide additional swimming facilities such as children's play pool, therapeutic pool and additional clubhouse pool building to meet the needs for the community. The new facilities would augment and would be complimentary to the existing pool and clubhouse without compromising the historic character of the original pool and clubhouse.

b. Construct four rearranged lighted, ball fields and a common gathering area (sky plaza) for organized sports leagues, including support facilities, such as a concession/restroom building, spectator stands and enhanced pathways/promenades.

c. Construct one multi-purpose lighted sports field east of the ball field complex.

d. Reconfigure parking to concentrate vehicles for safer and more convenient use.

e. Construct a group picnic area at the south end of Morley Field.

f. Construct a group picnic area and two children's play areas between the ball fields and the pool/recreation center area.

RE-1.15 Design and construct a skate park/bike skills park within the former Arizona Landfill area, if feasible, or elsewhere within the community at a location to be determined through a community planning process.

Garfield Joint Use Facility features passive lawn areas and basketball courts.

7.2 PRESERVATION

The demand for park and recreation opportunities will continue to grow as the population of North Park continues to grow. Undeveloped land for parks is difficult to find in North Park, making preservation of existing park facilities essential to providing recreation opportunities in the community. Preservation can include improvements to existing facilities to increase their life span, or expand their use and sustainability. The Morley Field Area of Balboa Park will continue to serve as the main recreation venue for the community. With increased demand and usage, the facilities will need to be reconstructed, upgraded, and expanded with sustainable and green technology features.

Bud Kerns Pool House, within Balboa Park, to be expanded to provide an aquatic complex for the North Park community.

Preservation can also include the enhancement of resource-based parks and open space lands that provide a balance between protecting the natural resources and allowing for a certain level of public recreation use. Within North Park this would include concentrating active recreational use improvements towards larger resource-based parks, such as at Morley Field, and focusing passive use improvements at open space areas, such as Switzer Canyon and Juniper/34th Streets Canyons Open Space areas which are within the Multiple Habitat Planning Areas (MHPA). Aside from trails, only passive uses are allowed in the MHPA, therefore, to protect the natural resources and still add recreation value, interpretive signs at open space parks can educate the public about the unique natural habitat, scenic value, and the history of the place. (See the Conservation Element for additional information on preservation of natural resources.)

Morley Field, within Balboa Park, provides several ball fields and areas for soccer.

POLICIES

RE-2.1 Preserve, expand, and enhance park and recreation facilities to increase their life span and to optimize their uses and sustainability.

RE-2.2 Provide sufficient human and economic resources to preserve and enhance the existing parks and open space areas within North Park.

RE-2.3 Preserve and protect Switzer Canyon and Juniper/34th Streets Canyons Open Space areas by designating trails and providing interpretive signs to educate the public about their natural habitats and historic and scenic qualities.

RE-2.4 Preserve, protect, and restore canyons and hillsides as important visual features of community definition.

RE-2.5 Provide pocket parks with ecologically-sensitive recreational uses as enhanced trailheads to open space systems.

RE-2.6 Protect and preserve native species and the unique habitats they depend upon within the open space systems consistent with the MSCP guidelines. (See Conservation Element.)

RE-2.7 Create mini parks and pocket parks that preserve and protect designated public views identified in Figure 4-6.

RE-2.8 Restore, upgrade, and expand the recreation facilities at Morley Field consistent with the Balboa Park East Mesa Precise Plan to meet existing and future demand. Use sustainable methods and materials (such as native and low-water using plants), and "green" technology that also respects any historical significance of the area.

RE-2.9 When existing Recreation Centers are upgraded to meet increased demand, the new improvements should, to the extent possible, reuse building materials; use materials that have recycled content; use materials that are derived from sustainable or rapidly renewable sources; and implement Council Policy 900-14.

7.3 ACCESSIBILITY

Accessibility to park and recreation facilities within North Park has three main components: 1) all facilities should be located within walking distance of neighborhoods and employment centers; 2) facilities should be accessible to the broadest population possible; and 3) facilities should be open for use by the general public with a balance between programmed and non-programmed activities.

All parks and recreation facilities within North Park are planned to be linked by a network of existing and proposed transit routes, bikeways, and pedestrian paths. For a discussion of future accessibility and linkages to parks and open space see the Mobility Element.

All new and existing parks and recreation facilities within North Park are required to meet ADA requirements when they are constructed or retrofitted for improvements or upgrades. Meeting these requirements could include adding accessible pedestrian ramps and provide paved pathways at acceptable gradients that lead from a public sidewalk or parking area to a children's play area or other park destination (referred to as the "path of travel"). Other improvements include the provision of disabled parking spaces and remodeling of restrooms and building interiors.

Accessibility to facilities also means the availability of active and passive recreation to all residents. Organized sport leagues can make use of the facilities at specific times while making the facilities available at other times for unstructured play and impromptu users. The schedule is adjusted each year to make sure a balance is

Overview of the trail system in Switzer Canyon Open Space.

provided for community residents. When special uses are designed into parks, such as dog off-leash areas or community gardens, these areas should also include amenities, such as pathways, benches, or picnic tables on the perimeter that could accommodate more than one type of user and enhance the recreational and leisure experience. Special uses, such as dog off-leash areas and community gardens, would be required to undergo a City-approval process prior to facility construction.

POLICIES

RE-3.1 Ensure all existing and future parks and recreation facilities meet local, state, and federal accessibility guidelines.

RE-3.2 Ensure a balance of programmed and non-programmed uses as part of the community's parks and recreational facilities that meets the needs of North Park's residents.

RE-3.3 Provide connectivity to parks and recreational facilities with pedestrian and bicycle trails, paths, or routes, in a manner that enriches the quality of life in North Park.

RE-3.4 Provide information kiosks and maps at key park sites and community gateways to provide way-finding information to pedestrians, bicyclists and transit users.

RE-3.5 Implement recommendations contained in the Balboa Park East Mesa Precise Plan which specifically aim to improve the existing and future accessibility to and from recreation facilities and North Park, particularly as follows:

a. Provide 8'-0" wide sidewalks with 10'-0" wide planted parkways and security lighting within the Neighborhood Edge of Balboa Park along 28th and Upas Streets, and provide parallel parking adjacent to the curb, to connect the Neighborhood Edge with the surrounding community.

b. Construct pedestrian/bicycle paths and bridges where necessary, within the Neighborhood Edge of Balboa Park to facilitate the park circulation system.

Kiosks in Morley Field provide way-finding information about pedestrian, bicycle and transit routes.

7.4 OPEN SPACE LANDS AND RESOURCE-BASED PARKS

Open space lands are City-owned property consisting of canyons, mesas, and other natural landforms. This open space is intended to preserve and protect native plants and animals, while providing public access and enjoyment by the use of hiking, biking and equestrian trails. (See Figure 7-1, Parks, Recreation Facilities and Open Space).

In North Park, there are two open space canyons: Switzer Canyon (approximately 20.51acres) and Juniper/34th Street Canyons (approximately 51.44 acres, of which 32.06 acres are within North Park and 19.38 acres are within the Golden Hill Community), which provide low intensity recreational uses, such as hiking and bird watching. Trail locations shown in Figure 7-1 are approximate, and are provided to illustrate general trail alignments and connections to the community. Final alignments will be determined as specific trail improvement projects are implemented. Any proposed improvements to the trail systems shall be consistent with Natural Resource Management Plans, if any, or other governing documents.

Resource-based parks are located at sites of distinctive natural or man-made features and serve the citywide

population and visitors alike. Balboa Park is an approximately 1,200-acre regional facility contiguous to the southwestern edge of North Park, as well as to Uptown and Golden Hill. Balboa Park features specialty gardens and horticultural interests, and houses numerous arts museums, educational, recreational, and social and sports organizations, primarily on the Central Mesa. The adopted Balboa Park Master Plan generally defers to the preparation of a precise plan for improvements within the Morley Field area and the Arizona Landfill; the adopted Balboa Park East Mesa Precise Plan addresses existing and future needs in the areas contiguous to North Park by expanding and enhancing park and recreation diverse uses and experiences, as well as preserving sensitive habitat.

POLICIES

RE-4.1 Protect and enhance the natural resources of open space lands by re-vegetating with native plants and utilizing open wood fences, where needed, adjacent to very sensitive areas to provide additional protection while still allowing views into the area.

RE-4.2 Ensure all storm water and urban run-off drainage into resource-based parks or open space lands to be filtered or treated before entering the area.

RE-4.3 Provide recognizable entrances (trailhead) to the Juniper/34th Streets Canyons Trail system. The trailheads may include a kiosk that provides a map of how the canyon interfaces with North Park.

RE-4.4 Construct new trails on publicly-owned open space to connect with existing trails within Switzer Canyon and Juniper/34th Streets Canyons trail systems. Co-locate trails and utility access roads on publicly-owned open space, wherever possible.

RE-4.5 Pursue public access easements existing trails located on privately-owned open space, where appropriate within the Juniper/34th Streets Canyons Open Space system, to maintain connectivity between trail segments.

RE-4.6 Provide a recognizable entrance (trailhead) to the Switzer Canyon Trail system at Redwood and 31st Streets. The trailhead should include a kiosk that includes a way-finding map that shows how the canyon interfaces with North Park.

RE-4.7 Provide interpretive signs at major trailheads to Switzer Canyon and Juniper/34th Streets Canyons Open Space trail systems to educate users on the sensitive natural habitat, cultural resources and/or scenic qualities of these areas.

RE-4.8 Evaluate utilization of paper streets as future park and open space opportunities by vacating street right-of-way, and acquiring the land for design and construction of park amenities to support passive recreation, such as pathways, overlooks, seating, interpretive signs, and landscaping.

8

SUSTAINABILITY & CONSERVATION

8.1 SUSTAINABLE DEVELOPMENT

8.2 CLIMATE CHANGE

8.3 NATURAL RESOURCE CONSERVATION

8.4 AIR QUALITY AND HEALTH

INTRODUCTION

The City of San Diego General Plan and the North Park Community Plan strive to ensure that future generations will be able to use and enjoy resources to achieve and maintain a healthy and diverse environment and economy. The Community Plan supports sustainability through policies and land use guidance that give rise to economic resiliency, resource conservation, renewable energy, and enhancement of habitat and the urban forest. This element of the North Park Community Plan provides the conservation and sustainability goals and policies to effectively manage, preserve and use the natural resources in the community.

The North Park community recognizes the importance of natural resources and the need for conservation. Many residents are proud of the community's environmental tradition and actively participate in maintaining clean and healthy natural surroundings. The Sustainability and Conservation Element of the North Park Community Plan is intended to further express the General Plan's Conservation Element policies through the provision of community-specific recommendations, many of which derive from the Sustainable North Park Main Street Guidelines and the establishment of the North Park Eco District.

The Sustainable North Park Main Street Guidelines were developed to act as a catalyst for sustainable development of the North Park community and to serve as a model for other urban communities. The North Park Eco District is a community-based initiative committed to cultivating and celebrating North Park as a livable, mindful and inspiring neighborhood with a thriving green economy.

Through development project review, infrastructure investment and individual action, the Sustainability and Conservation Element strives to conserve resources, minimize individual ecological footprints, reduce greenhouse gas emissions, reduce vehicle miles traveled and promote health, well-being, a green economy, community identity and equity. In order to make North Park a more sustainable community, an optimal organizational structure that includes partnerships and strategies is needed to implement the various sustainability policies and components.

Community Sustainability and Conservation:

"To establish the North Park community as a leader in the creative design and implementation of urban community strategies and practices which emphasize environmental and cultural stewardship, sustainable green economies, and social equity, and which actively engage and connect local residents, businesses, and organizations."

Increasing North Park's tree canopy can provide multiple benefits from reducing summer heat temperatures to contributing to more pedestrian foot traffic in business districts.

Sustainability & Conservation Element Goals

1. Implementation of statewide greenhouse gas emission goals at the community level in a manner that enhances the quality of life and supports the local economy.
2. A community that is supportive of regional and local initiatives to improve air quality in San Diego County.
3. An environment that encourages a healthy lifestyle for its residents.
4. Improved public health as a result of investment by residents, visitors, and businesses in North Park as a sustainable community.
5. Integration of economic, ecologic, and social equity considerations into North Park's land development policies and process.
6. North Park as a recognized leader in green lifestyles that embrace aspects of sustainability and conservation.
7. A rich social setting that connects people, promotes local culture, and supports the local economy.
8. North Park as an economically vibrant center for green businesses and jobs that protect, preserve, and sustain the environment.
9. An educated community that makes efficient use of local water and energy.
10. Community branding and promotion as a sustainable community.
11. Long-term programs that establish a more sustainable urban forest with tree species that meet aesthetic, City, and environmental standards.
12. Sustainable landscapes that are re-generative, increase energy efficiency, and actively contribute to the development of a healthy North Park community.
13. Community gardens that preserve green space in the neighborhood, build a sense of community and social connection, restore unused property, and provide a catalyst for neighborhood and community development.
14. Restoration of disturbed canyons.
15. Protection of natural canyon habitat from building encroachment and incompatible uses while enhancing its ecological diversity.
16. Preservation and protection of natural open space networks to create corridors for wildlife habitation and passive recreation opportunities
17. Preservation and promotion of housing affordability and diversity that benefits all residents.
18. Equitable distribution of public investment throughout the community to ensure accessibility to all members of the community.
19. An organizational structure along with financial strategies to implement sustainability policies.
20. Partnerships and strategies to continue to make North Park a more sustainable community.

KEY GENERAL PLAN POLICIES

The City of San Diego General Plan establishes citywide policies to be cited in conjunction with a community plan. Policies may also be further referenced, emphasized or detailed in a community plan to provide community-specific direction. General Plan Conservation Element policies particularly significant to the North Park community are listed by their notation in cross-reference Table 8-1.

Table 8-1: *General Plan-Related Conservation Sustainability Topics and Policies*

Community Plan Policy	General Plan Policy
Reduce the community's carbon footprint	CE-A.2
Employ sustainable/green building techniques	CE-A.5
Reduce construction and demolition waste	CE-A.8
Use sustainable building materials	CE-A.9
Implement sustainable landscape design and maintenance	CE-A.11
Reduce urban heat island effect	CE-A.12
Conserve landforms, canyon lands & open space	CE-B.1
Apply Environmentally Sensitive Lands Regulations	CE-B.2
Incorporate trails and greenways	CE-B.5
Conserve water resources	CE-D.1(d) & (h), CE-D.5
Control urban runoff	CE-E.2
Improve air quality by landscaping	CE-F.4
Protect biological diversity within open space	CE-G.1, CE-G.3
Develop a sustainable urban forest	CE-J.1
Support urban agriculture	CE-L.3

8.1 SUSTAINABLE DEVELOPMENT

The General Plan bases its goals and policies regarding climate change and natural resources on a number of basic principles that are intended to guide future development in ways that conserve natural, non-renewable resources through sustainable development practices. This model of development considers a balance between natural resources and economic prosperity while protecting the public health, safety and welfare and reducing our environmental footprint.

The City's main responsibility when implementing State climate change laws and guidelines, centers around its authority to regulate land use. Through sensible land use regulation that reduces the number of vehicle miles traveled and promotes sustainable building and development practices, the City can achieve a meaningful reduction in carbon emissions. Actions that reduce dependence on the automobile by promoting walking, bicycling and transit use are key aspects of any strategy to reduce carbon emissions.

The General Plan discussion on this topic is multi-faceted. Strategies included in the Conservation Element address: development and use of sustainable energy types, including solar; reuse or recycling of building material; adaptively retrofitting and reusing existing buildings; constructing energy efficient buildings with healthy and energy-efficient interior environments; creating quality outdoor living spaces; improving materials recycling programs; and, sustainable local food practices.

The Plan expands the General Plan sustainable development policies that focus on reducing dependence on the private automobile, protecting and enhancing the urban forest and providing for storm water infiltration, water conservation and other green building practices. Applicable policies are located throughout the plan elements while specific policy direction is provided below.

POLICIES

SE-1.1 Design new development and build-up-on the existing community's street grid network to create a more functional environment for pedestrians and bicyclists to reduce local dependence on the automobile as a mode of transportation.

SE-1.2 Promote the continued use or adaptive reuse of buildings with important architectural or historic character as well as any needed upgrades to their energy use efficiency.

SE-1.3 Create a meaningful visually and functionally cohesive outdoor gathering space for each multi-family development by considering protection from excess noise, shadowing impacts and maximizing the positive effects of prevailing breezes in order to reduce heat and provide natural ventilation to individual residences.

SE-1.4 Encourage the use of solar energy systems to supplement or replace traditional building energy systems.

SE-1.5 Provide and/or retrofit lighting within the public-right-of-way that is energy efficient. Use solar powered lights where practical.

SE-1.6 Seek small City-owned sites not suitable for recreation use as opportunities for community gardens.

SE-1.7 Encourage underdeveloped commercial/industrial lots and buildings for use as small farms with associated sale of agricultural products.

SE-1.8 Promote community initiatives for locally-sourced and more environmentally sustainable goods and services.

SE-1.9 Encourage the use of a recognized sustainability rating system on large-scale projects that have broad community impact and publicly post project ratings.

North Park's grid pattern street system provides a convenient foundation for encouraging non-motorized transportation such bicycling and walking.

Adaptive reuse of older buildings is not only an efficient use of existing buildings, but a way to preserve community history.

Community gardens provide locally sourced food and are spaces for community building and learning.

LOCAL "GREEN" INITIATIVES

Along with North Park's emergence as a center for arts, culture and entertainment is an effort to promote revitalization of historic commercial districts and the support of small, independently-owned businesses through the development of a sustainable business district program – Sustainable North Park Main Street (SNPMS). The program's four overarching goals are to:

- Maintain the cultural and historic integrity of the built and social environment
- Increase resource efficiency and conservation within the business district
- Increase internal community connectivity
- Provide a setting for a sustainable green economy

SNPMS addresses the need for preservation of historically significant and contributing structures, places a heavy emphasis on the reuse of materials and structures and supports business practices which focus on energy and waste reduction. SNPMS's goals promote a shared vision of localism, historic preservation, and environmental stewardship, not only in an established business district, but community wide.

POLICIES

SE-1.10 Ensure that development within North Park comprehensively reflects all sustainability considerations –environmental, financial and cultural.

SE-1.11 Support community stakeholders in their efforts to promote North Park's emerging green business clusters and facilitate green business growth through data collection and incentive programs.

SE-1.12 Support the establishment of a Sustainability Resource Center to provide information and resources. These should include technical, financial, marketing assistance educational opportunities, job training and placement programs to residents, businesses, schools, nonprofits, developers, design and construction professionals.

SE-1.13 Encourage new commercial and residential development to provide electric vehicle charging stations.

SE-1.14 Encourage businesses to offer carpool/car share and transit incentives to customers and employees.

SE-1.15 Promote community stewardship of locally-sourced and environmentally friendly goods and services, such as green purchasing and eco-friendly take-out containers and reusable drink containers.

SE-1.16 Support North Park businesses in establishing a composting cooperative to facilitate waste recovery and contribute compost to community gardens.

SE-1.17 Encourage local artist-generated wall murals and other public art by local artists to enhance public spaces and continue to brand North Park as an inviting art and culture district for pedestrians and bicyclists.

SE-1.18 Provide solar-powered electrical outlets in tree wells that will accommodate lighting and convenient maintenance of the public realm.

SE-1.19 Support sustainable infill and adaptive reuse which preserves North Park's historic buildings and leverages energy efficient construction.

SE-1.20 Support the creation of an ad-hoc North Park Sustainable Community Task Force (NPSC) to assess North Park's strengths and weaknesses related to community sustainability partnerships, initiatives, outreach, funding and other resources.

SE-1.21 Promote efforts to form Eco-Districts throughout North Park's neighborhoods and commercial districts.

The Sri Chinmoy Peace Garden, established in February 2013 is an example of a privately-owned public space that utilizes drought-tolerant landscaping.

Opportunities exist for the installation of photo-voltaic systems atop the flat roofs of many businesses in North Park's business districts.

SE-1.22 Promote energy conservation as a means to lower the cost of energy bills for residents and businesses.

SE-1.23 Encourage the implementation of energy efficient measures that exceed California Code, such as:

- Energy-efficient machinery for laundry operations that use less water;
- Energy-efficient kitchens in restaurants and residential uses;
- Storefront shading;
- Laundry operations and that capture gray water for implementation in other uses;
- Skylights, solar tubes and other methods to reduce daytime energy consumption for lighting;
- Passive or zero net energy strategies in new building design.

SE-1.24 Encourage eco-friendly North Park community-oriented special events, such as parades, music and art festivals, bicycle rides, restaurant crawls, craft fairs, etc.

SE-1.25 Support local efforts to brand and market North Park as a sustainable community and a leader in water and energy resource management.

SE-1.26 Promote community projects, programs and services that foster awareness of conservation and sustainability.

SE-1.27 Promote car and bicycle sharing programs as cost-effective alternatives to car ownership for residents and employees.

SE-1.28 Attract businesses serving unmet North Park consumer demands to encourage local sourcing of goods and services.

SE-1.29 Partner with public and private organizations promoting community sustainability to coordinate program development and delivery. Promote partnerships with local utilities to demonstrate green building practices, such as building energy audits and retrofits.

SE-1.30 Develop a financing strategy to support a comprehensive and sustainable community program, including pursuing new revenue streams and potential funding sources such as a special district to finance construction and/or maintenance of green infrastructure.

URBAN FORESTRY, URBAN AGRICULTURE AND SUSTAINABLE LANDSCAPE DESIGN

Preservation, improvement and expansion of the urban landscape are essential in creating a sustainable community. San Diego's tree canopy is a major infrastructural component and provides many added benefits to the pedestrian environment and the overall quality of life in urban areas – such as visual relief and beautification, energy conservation and the minimization of heat gain. The movement towards urban agriculture or "farm-to-table" food production has been supported Citywide with ordinances encouraging the creation of community gardens, beekeeping, raising chickens and goats, farmers markets and has allowed communities such as North Park to develop local agriculture economies and increase healthy and organic food access to the public.

POLICIES

SE-1.31 Increase the community's overall tree canopy in North Park to cover to the citywide target goal of 20% in urban residential areas and 10% in commercial areas to provide air quality benefits and urban runoff management.

SE-1.32 New development should be designed and constructed to retain significant, mature and healthy trees located within required landscape setbacks, and within other portions of the site as feasible.

SE-1.33 Add or replace street trees to fill existing gaps and provide continuous, regularly spaced tree canopies.

SE-1.34 Encourage new development to retain existing significant and mature trees.

SE-1.35 Establish pilot programs and projects that demonstrate the benefits of drought-tolerant and native landscaping through collaboration with external agencies and organizations, such as local watershed organizations and utility districts.

SE-1.36 Encourage local nurseries to promote the use of drought-tolerant and native vegetation.

SE-1.37 Work with local organizations to develop a North Park Community Forest Master Plan, to include such elements as: tree preservation, tree placement, shade considerations, tree diversity, preferred tree list and planting specifications.

SE-1.38 Encourage the planting of native and/or drought –tolerant landscaping in medians, parkway strips, at public facilities and as a replacement of private lawns.

SE-1.39 Locate community gardens in North Park where there is sufficient demand, appropriate land and will not generate adverse impacts on adjacent uses.

SE-1.40 Encourage the marketing and sales of local agricultural products to local residents, vendors, and restaurants through farmers markets and other direct farm-to-table sales.

SE-1.41 Ensure that local development regulations allow for small-scale, compatible agricultural use of property, including edible landscaping, community gardens and roadside food stands in appropriate areas of North Park.

SE-1.42 Support the various land use-related "interventions" developed as part of the Sustainable North Park Main Street Program and consider their potential incorporation within new development.

8.2 CLIMATE CHANGE

The Conservation Element of the General Plan discusses climate change and provides a broad range of policies designed to promote sustainability and reduce greenhouse gas emissions (See General Plan policies CE-A-1 through CE-A-13). Although climate change is a global issue, individual communities can help reduce the emissions that contribute to climate change and devise local plans, policies and efforts to adapt to anticipated changes.

POLICIES

SE-2.1 Ensure that new development is consistent with the General Plan and Community Plan sustainability policies and the City's Climate Action Plan.

SE-2.2 Preserve and enhance North Park's attributes as a walkable community to provide residents with attractive alternatives to driving especially by establishing multi-modal connections to local schools, North Park's commercial corridors and nodes, Balboa Park and local community and neighborhood parks.

SE-2.3 Preserve, protect and enhance the community's carbon sequestration resources, also referred to as "carbon sinks" to improve air quality and reduce net carbon emissions.

SE-2.4 Support community organizations in their efforts to produce an inventory of North Park's natural resources, including a list of existing opportunities for carbon sequestration resources.

SE-2.5 Continue to monitor the mode share within TPAs within the community in support of the CAP Annual Monitoring Report Program.

SE-2.6 Continue to implement General Plan policies related to climate change and support implementation of the CAP through a wide range of actions including:

- Providing additional bicycle and pedestrian improvements in coordination with street resurfacing as feasible.
- Coordinating with regional transit planners to identify transit right-of-way and priority measures to support existing and planned transit routes, Prioritizing for implementation the highest priority bicycle and pedestrian improvements that align with "Vision Zero".
- Supporting regional improvements that promote alternative modes of transportation, such as mobility hubs.
- Promoting bicycle and car sharing programs.
- Applying the CAP consistency checklist as a part of the development permit review process, as applicable.Supporting and implementing improvements to enhance transit accessibility and operations, as feasible.

Given San Diego's arid climate, drought tolerant landscaping is an appropriate and cost-efficient measure for all new development.

8.3 NATURAL RESOURCE CONSERVATION

Conservation efforts are important for the community's remaining open spaces, canyons, natural habitats and public views. Local community initiatives to reduce consumption of potable water and effectively manage storm water runoff can also help achieve important regional goals to reduce dependence on imported water and protect water quality within streams, beaches and bays. While the General Plan, this community plan, San Diego's Multiple Species Conservation Program (MSCP) and zoning regulations provide the primary legal framework for natural resource conservation, the community's residents play an important role in determining the ultimate success of preservation and restoration programs. The boundaries of many residential neighborhoods surround the canyon areas providing an opportunity for visual enjoyment of these unique areas and for protection, education and restoration efforts.

NATURAL RESOURCE MAPPING

As part of the community plan update process, the areas designated as open space in the 1988 Community Plan were reviewed using detailed maps available with Geographic Information Systems (GIS) software. The areas intended for preservation planning by the San Diego MSCP Subarea Plan were also reviewed. This mapping effort reviewed the following GIS data layers:

- Existing Multi-Habitat Planning Area (MHPA) and Community Plan open space boundaries
- 1992 and 2012 aerial maps
- Public ownership
- City dedicated and designated park and open space lands
- SANDAG conserved lands database
- Topography
- Vegetation types – 1997 and 2012

As a result, many areas designated open space in the previous community plan were found to contain a significant amount of existing development (e.g. houses, streets). The MHPA boundary was particularly affected and did not correlate well with either the community plan open space boundary or with the actual location of sensitive biological resources intended for conservation planning. While the framework for open space conservation in the 1988 community plan allowed some development within open space, especially along canyon edges, the current framework established by the General Plan and MSCP intends greater conservation of sensitive natural resources and therefore increases development restrictions.

Open space and canyon areas are an integral part of North Park's single-family neighborhoods.

Therefore, a comprehensive, systemic approach was developed in order to evaluate boundaries of community plan open space and the MHPA with respect to their protection of natural resources. This evaluation resulted in reconfiguring the open space boundary in the 1988 community plan to exclude most developed areas from open space due to their lack of natural resources as well as the long-established land use pattern in the community.

This MHPA boundary correction added 77.1 acres of land containing sensitive biological resources and steep slopes that were previously excluded from the MHPA and removed 48.3 acres of developed/urban lands, resulting in a net gain of 28.8 acres of MHPA.

OPEN SPACE, LANDFORMS AND NATURAL HABITATS

State law recognizes that open space land is a limited and valuable resource that should be conserved wherever possible. Open space serves as visual relief to urban development adding character and identity to a community and its neighborhoods. Protecting the community's open spaces serves as a fundamental component of natural resource conservation efforts by protecting canyon landforms, steep hillsides, sensitive biology, scenic resources and public views. Open space has value for understanding geology, as a buffer from climate change, enhancing urban forestry efforts, managing urban water runoff and protecting water resources. It is also a component of sustainable development. Open space lands and resource-based parks (e.g. Balboa Park) are also discussed in the Recreation Element as valued resources that may also provide public access and enjoyment. Open Space as a land use is discussed in the Land Use Element.

Canyons are a major defining characteristic of the community and its neighborhoods. Steep hillsides are associated with canyons and to a lesser extent, the terraced landforms. Through long-standing policies, private development has largely been kept to canyon edges leaving many canyons as valuable open spaces, although development has occurred within steep hillsides to some extent. These natural open space areas are largely interspersed throughout the community and range from the steep, southern hillsides of Mission Valley, the western slopes within the Mission Hills neighborhood, the southerly-oriented Maple/ Reynard canyon system, and the canyon extension of Balboa Park north of Upas Street in Hillcrest. Many canyon areas are covered by a grid of dedicated street right-of-way which have not been improved because of the steep terrain. These dedicated street reservations are City-owned and provide opportunities for view retention, hiking trails, and connecting public open space unless they are vacated and sold or developed for access.

Portions of these canyons have also been disturbed by residential development within the canyons and along the canyon rims. Street improvements have also intersected or protruded into these canyons. The overall effect has been to interrupt the natural topographic and biological continuity of the canyon systems. Breaks in the development that surround canyon interfaces provide important interactive opportunities with open space. Most publicly-owned parcels within canyon open space are also included as dedicated open space lands for park and recreation use.

MULTIPLE SPECIES CONSERVATION PROGRAM AND BIOLOGICAL DIVERSITY

The Multiple Species Conservation Program (MSCP) is a long-term habitat conservation planning program for southwestern San Diego County. The City's MSCP Subarea Plan was adopted in 1997 and the MHPA is the plan's habitat preserve planning area. The MSCP preserve was designed to be a managed, connected network of habitat and open space to ensure long-term biological diversity. The Subarea Plan provides policies, management directives and acquisition requirements for the preserve as well as Land Use Adjacency Guidelines for development within or adjacent to the MHPA. The MHPA covers several of the canyon systems within the Community Plan area.

Natural habitat areas in the community include the remaining locations of indigenous plant communities, restored native plant communities, and naturalized landscapes mainly found in the canyons and adjacent hillsides. The open space areas include coastal sage scrub, chaparral, grasslands, riparian/wetlands, and native and non-native woodland habitats. Biological diversity refers to the degree of variation of life forms within an ecosystem. These habitats support a variety of migrant and year-round fauna, including California gnatcatcher and Cooper's Hawk, by providing shelter, foraging opportunities, and connectivity to other local and regional habitats.

The community's urban canyons provide habitat for native and non-native species to reproduce and find new territories, and provide necessary shelter and foraging opportunities for migrating species (primarily avian species). They also contribute to the public's experience of nature and the local native environment. Conserving biodiversity will require effective protection, management, and restoration of remaining natural habitats.

ENVIRONMENTALLY SENSITIVE LANDS REGULATIONS

The Environmentally Sensitive Lands (ESL) regulations are intended to protect, preserve and, where damaged, restore the environmentally sensitive lands of San Diego. These lands include the steep hillsides, sensitive biological resources, lands within the MHPA and flood hazard areas found in the community and coastal resources found elsewhere. ESL prohibits unpermitted disturbance of natural resources wherever they are located within private as well as public property, by using development regulations that allow development within sites containing environmentally sensitive lands subject to certain restrictions. Development in the community planning area is expected to comply with ESL and any impacts to habitats as a result of development would be mitigated in accordance with the provisions of ESL and the City of San Diego's Biology Guidelines.

Local canyon clean-ups have contributed to efforts to spread awareness of the value of canyons and increase stewardship of North Park's natural resources.

POLICIES

SE-3.1 Implement applicable requirements of the Environmentally Sensitive Lands regulations, Biology Guidelines and MSCP Subarea Plan for preservation, mitigation, acquisition, restoration, and management and monitoring of biological resources.

SE-3.2 Minimize grading of steep hillsides and other significant natural features within the community.

SE-3.3 Re-vegetate graded areas and areas of invasive vegetation should be re-vegetated with native vegetation to restore biological diversity and minimize erosion and soil instability.

SE-3.4 Repair and retrofit storm drain discharge systems to prevent erosion and improve water quality by adequately controlling flow and providing filtration. Storm drain outfalls should limit the use of concrete in favor of more natural, vegetated designs.

SE-3.5 Support canyon habitat restoration efforts and invasive species removal by seeking grant funding and working with neighborhood and community groups involved in these efforts.

SE-3.6 Preserve areas mapped as designated open space through easements, open space dedication and/or fee title ownership by the City of San Diego.

SE-3.7 Restore or enhance natural biological values and improve visual aesthetics where streets and storm drain systems abut or cross canyons landforms or steep hillsides. Habitat restoration efforts should aid wildlife movement by providing vegetative cover and controlling and directing access to designated trails.

SE-3.8 Foster local stewardship and develop positive neighborhood awareness of the open space preserve areas with environmental education programs through local schools, community groups, neighborhood and homeowner's associations and non-profit groups that address the local ecosystem and habitat preservation. Incorporate hands-on learning via neighborhood hikes or other initiatives that present information in a manner that will increase interest in the natural environment.

CANYON SEWER PROGRAM

During the early 1900's, as the City of San Diego developed, sewer lines were added in the canyons to utilize gravity flow to transport sewage for treatment. Of the 2,894 miles of sewer lines in the City, 253 miles are currently situated in canyons and other environmentally sensitive areas. These pipelines and manholes have historically had limited cleaning because the original maintenance paths to these facilities were not adequately maintained. As a result, a number of sewer spills have occurred within urban canyons or other inaccessible areas over the years. In 2001, in order to address this problem, the City initiated the Long-Term Canyon Sewer Maintenance Program. The focus of the program was to evaluate each of the City's sewer lines in canyons and environmentally sensitive areas for long-term maintenance access needs. In January of 2002, the City Council adopted two council policies related to this purpose.

Council Policy 400-13 identifies the need to provide maintenance access to all sewers in order to reduce the potential for spills. The policy requires that environmental impacts from access paths in environmentally sensitive areas should be minimized to the maximum extent possible through the use of sensitive access path design, canyon-proficient maintenance vehicles, and preparation of plans that dictate routine maintenance and emergency access procedures.

Council Policy 400-14 outlines a program to evaluate the potential to redirect sewage flow out of canyons and environmentally sensitive areas and to an existing or proposed sewer facility located in City streets or other accessible locations. The policy includes an evaluation procedure that requires both a physical evaluation and a cost-benefit analysis. Based on the analysis, if redirection of flow outside the canyon is found to be infeasible, a Long-Term Maintenance and Emergency Access Plan is required. The plan would be specific to the canyon evaluated, and would prescribe long term access locations for routine maintenance and emergency repairs along with standard operating procedures identifying cleaning methods and inspection frequency.

POLICIES

SE-3.9 Evaluate impacts of sewer cleaning and maintenance activities located in the community consistent with Council Policies 400-13 and 400-14 to assure an effective, efficient and environmentally sensitive means to accomplish these activities.

SE-3.10 Continue communication between the community and the City to report sewer spills or other potential problems as quickly as possible to minimize environmental damage and scope of repair.

Impacts to canyon sewer lines can be minimized through the use of sensitive path designs, canyon-proficient vehicles, and routine maintenance and emergency access plans.

WATER RESOURCE MANAGEMENT

In San Diego, the natural water cycle is dominated by moist air from the Pacific Ocean that condenses as rain, fog or mountain snow and collects within the rivers and streams of local watersheds. Due to the pronounced dry season, rivers and streams often flow intermittently. Rainfall within local watersheds is also insufficient to effectively supply water to the region's population; therefore the primary water supply is from sources outside the region, largely from the Colorado River and watersheds in Northern California. The City's historically reliable water supply is due to its ability to secure and import water from these sources. However, these sources face limitations especially in times of drought. The conveyance systems needed to provide this water also consume resources, particularly large amounts of energy.

The City has no direct control over its imported water supply but is a member agency of the San Diego County Water Authority which is responsible for securing the region's imported water supply, largely from the Metropolitan Water District of Southern California in Los Angeles. The California Constitution requires uses of the state's water be both reasonable and beneficial, and places a limitation on water rights by prohibiting waste and unreasonable use. However, the interpretation of what is wasteful can vary significantly depending on circumstances such as drought conditions. Water conservation is therefore an important aspect of environmental sustainability.

POLICIES

SE-3.11 Encourage new development and building retrofits to incorporate as many water-wise practices as possible. Specifically encourage:

- Use of recycled and/or gray water landscape irrigation systems;
- Retrofit public areas with low-water use vegetation and/or alternative permeable surface materials that meet adopted landscape regulations; and
- Ensure that any 'community greening' projects utilize water-efficient landscape design.

URBAN RUNOFF MANAGEMENT

Urban runoff is surface water runoff generated from developed or disturbed land associated with urbanization. The proliferation of impervious surfaces and fewer opportunities for infiltration within the landscape increase the magnitude and duration of storm flows and provide a source for sediment and pollutants to enter the water source. Urban runoff is a major component of urban flooding and is a particular problem for management of watersheds. Urban runoff is the largest pollution source of Southern California's coastal beaches and near-shore waters. Urban runoff control programs typically focus on managing the effect that new impervious surfaces have on stream channels, but may also provide remediation of existing problems. The northern portion of the community is within the San Diego Watershed which comprises the San Diego River and the southern portion is within the Pueblo San Diego Watershed which ultimately discharges into San Diego Bay.

Bioswales and other filtrating techniques can serve the dual function of creating aesthetically pleasing urban areas and treating stormwater.

POLICIES

SE-3.12 Incorporate sustainable site planning practices (Low Impact Development) that work with the natural hydrology of a site, including the design or retrofit of landscaped or impervious areas to better capture and use storm water runoff on-site.

- Include such features as bioswales, rain gardens, constructed wetlands, permeable paving materials, green roofs and rainwater cisterns into project throughout the community.

SE-3.13 Encourage property owners to design or retrofit landscaped or impervious areas to better capture stormwater runoff.

SE-3.14 Identify opportunities for additional hydro-modification management measures to protect natural water courses from erosion and other problems. Give particular attention to the steeper canyon drainages receiving runoff directly from developed areas through storm drains or other conveyance systems.

SE-3.15 Maintain best management practices in all development to limit erosion and sedimentation.

Residences can contribute to stormwater filtration efforts by reducing the amount of impervious driveway surfaces.

8.4 AIR QUALITY AND HEALTH

Suitable air quality is important in fostering a healthy living environment. Poor air quality creates health problems for groups with sensitivities such as children, the elderly and persons with respiratory problems. Local air quality is affected most significantly by motor vehicles and other fossil-fuel burning vehicles, accounting for approximately 80 percent of air pollution emissions in the San Diego region. Freeways are also a primary source of concentrated adverse health effects resulting from air (and noise) pollution. These associations are diminished with distance from the pollution source. The City of San Diego 2008 General Plan Conservation Element addresses air quality in the San Diego Air Basin and includes policies designed to improve air quality on a citywide level. Location-specific conditions can lead to community-based recommendations for improvement.

POLICIES

SE-4.1 Encourage the relocation of incompatible uses that contribute to poor air quality.

SE-4.2 Designate and enforce appropriate trucking routes in order to limit impacts of trucks on residential areas within the North Park community.

SE-4.3 Support community organizations in their efforts to educate residents and businesses on the benefits of alternative modes of transportation.

SE-4.4 Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants.

SE-4.5 Encourage businesses and residents to implement and participate in healthy living programs.

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9

NOISE AND LIGHT

9.1 MOTOR VEHICLE NOISE

9.2 TRANSIT-RELATED NOISE

9.3 COMMERCIAL AND MIXED-USE ACTIVITY

9.4 LIGHT

INTRODUCTION

The Noise Element provides specific policies to guide compatible land uses and provides for the incorporation of possible attenuation measures for new uses in order to ensure the protection of people living and working in the community from excessive noise. These policies work in conjunction with the General Plan, which provides policy direction for noise-related issues, and City noise-related ordinances, which already limit noise levels and operational hours associated with both residential and commercial uses.

Community Noise Equivalent Level, or CNEL, is the noise rating scale used for land use compatibility. The CNEL rating represents the average of equivalent noise levels, measured in decibels (dB), at a location for a 24-hour period, with upward adjustments added to account for increased noise sensitivity in the evening and night periods. The General Plan specifies that noise levels at or below 70 dB are conditionally compatible for multi-family residential uses, and 65 dB for single family, children's schools, and other sensitive receptors uses, if sound attenuation measures are included to reduce the interior noise levels to 45 dB. Typical attenuation measures are addressed in the General Plan.

Roadway activity is the most widespread source of noise in the community. Traffic volumes on all existing freeways, prime arterials, major streets, and many of the community's collector streets typically generate on average noise levels of 65 dB and greater on adjacent properties. Figure 9-1 illustrates the future noise contours from freeways and major roads in the community. Another growing concern among residents is noise generated from dining and entertainment establishments and uses, noise emanating from construction activity in commercial, and mixed-use corridors as a result of growing development interest. With North Park's popular night scene and growing number of dining and entertainment establishments, both residents and business owners have been faced with the issue of dealing with noise issues resulting from the success of dining and entertainment establishments. The construction of new buildings, and the accompanying improvement to infrastructure, has the potential to result in short-term construction noise that can affect residents and businesses.

Noise and Light Element Goals:

1. A community that takes a multifaceted approach to minimize exposure of residential and other noise sensitive land uses to excessive vehicle noise, construction noise and nighttime commercial activities.
2. Public transit projects that minimize transit vehicle noise on residential land uses.
3. Dialogue between proprietors of existing and proposed eating/drinking/entertainment establishments and adjacent residents, particularly if the commercial establishment will operate early morning or nighttime hours, to develop feasible "good neighbor" practices.
4. A community that reduces light pollution by lowering elevated light levels while reducing waste of energy and improving the built environment.
5. Illuminated roadways, public, and private spaces while minimizing unnecessary light pollution.
6. Prevention of excessive glare, light at night, and light directed skyward to conserve energy and reduce obtrusive lighting.
7. Development projects that contribute to the reduction or elimination of light spillage into sensitive environments and preserve the night sky.
8. Creation of community lighting projects that improve North Park's quality of life.

As North Park's commercial areas continue to grow and expand, with new commercial establishments, and mixed, commercial-residential developments, more instances of exposure to the unwanted effects of light pollution could become more prevalent in the community, especially within the community's popular commercial areas and business districts. The Light Pollution component of this Element addresses night time safety, roadway and site design, as well as light trespass into natural areas and the night sky in order to reduce the unwanted spillover effects of lighting.

9.1 MOTOR VEHICLE NOISE

The General Plan identifies motor vehicle noise as a major contributor of noise within the City emanating from arterial roads, interstate freeways, and state highways. Higher levels of motor vehicle noise are generated primarily from the community's commercial corridors of University Avenue and El Cajon Boulevard, as well as Interstate-805. The General Plan allows residential uses along mixed-use corridors up to the 75 dB noise level, if sound attenuation measures are included to reduce the interior noise levels to 45 dB. Collector streets, such as 30th Street, Adams Avenue, and Upas Street, which provide traffic connections between commercial areas and single family neighborhoods located at the northern and southern ends of the community, have also raised a growing concern and need for attenuating motor vehicle traffic noise. The use of traffic calming measures to slow down traffic, increase pedestrian safety, and livability has been widely accepted in the community's residential neighborhoods. Reducing vehicular speeds for safety reasons also has the added benefit of reducing roadway noise associated with motor vehicles.

With the many streets that cross the community, roadway noise generated by motor vehicles is the primary source of noise within the community.

POLICIES

NE-1.1 Encourage the use of traffic calming measures as a means to enhance safety, reduce vehicle noise and speed reduction, at commercial locations such as 30th Street and Adams Avenue as well as neighborhood streets.

NE-1.2 Establish wayfinding signs within the community to facilitate efficient and more immediate vehicle access to community destinations such as parks, schools, business areas, the theater, and the North Park parking structure for motorists.

NE-1.3 Raise awareness to changes in vehicle speed on major thoroughfares in residential areas through the placement of neighborhood traffic calming measures such as landscaping, community identity signs, and installation of public art along streets such as 30th Street, Upas Street, Pershing Drive, Texas Street, Florida Drive, and Park Boulevard.

NE-1.4 Work with Caltrans to establish and maintain landscape buffers along freeway right-of-way through the use of berms and planting of native and/or drought resistant trees and shrubs.

9.2 TRANSIT-RELATED NOISE

The implementation of the Mid-City Bus Rapid Transit (BRT) service and the strong desire to reintroduce the streetcar on El Cajon Boulevard, could affect noise levels from operations along or within close proximity to residential streets.

POLICIES

NE-2.1 Work with SANDAG, MTS, and Caltrans to install and evaluate noise mitigation systems to minimize impacts to existing businesses and residences, and maintain compliance for visually impaired access adjacent to new rapid bus, future streetcar, and Trolley transit systems.

NE-2.2 Incorporate the use of innovative technologies to reduce noise associated with transit vehicles, such as electric powered buses, tires with noise reducing tread designs, and open-graded/rubber asphalt concrete.

The increasing trend for eating and drinking establishments to incorporate "open air" concepts and outdoor patios has been a result of North Parks' favorable climate and unique street activity.

9.3 COMMERCIAL AND MIXED-USE ACTIVITY

With the growing success of North Park's hospitality industry, the community has been challenged with minimizing noise impacts to adjacent residences, while supporting the popularity of its local restaurants, clubs, and bars. The increasing trend for eating and drinking establishments to incorporate "open air" concepts and outdoor patios has been a result of North Parks' favorable climate and unique street activity. An "open air" concept typically consists of outdoor space within the building's envelope, in addition to open windows, doors and patios, which cannot be closed. While open air concepts activate the public realm, they can expose surrounding neighborhoods to increasing urban noise when establishments do not include attenuation measures and practices to reduce their noise exposure. Refer to the Land Use Element for policy guidance on the incorporation of "open air" concepts into drinking and eating establishments.

Construction activities associated with new commercial and mixed-use activity in the community would potentially generate short-term noise levels in excess of 75 dB at adjacent properties. The City regulates noise associated with construction activity through enforcement of noise ordinance standards (e.g. days of the week and hours of operation) and by imposing conditions of approval for building permits. Due to the developed nature of North Park, with sensitive receivers located in proximity to infill development sites, there is potential for the construction of future development projects to expose existing sensitive land uses to significant noise levels. At the project level, future development projects will be required to incorporate feasible mitigation measures. Typically, noise can be reduced to comply with City requirements through the provision of standard construction noise control measures that are enforced at construction sites, and by limiting the noise-generating construction period to one construction season (typically one year) or less.

POLICIES

NE-3.1 Implement operational measures in areas where eating, drinking, entertainment, and assembly establishments are adjacent to residential:

a. Institute appropriate open/close window hours for eating and drinking establishments.

b. Require that the volume of amplified music is lowered during the last hour of service.

c. Encourage the use of evening security staff to control crowds as well as loitering after hours.

d. Provide noise attenuation measures to reduce the noise levels generated from the establishment, to the degree possible, within their premises with special attention on "open air" concept establishments. (such as beer gardens or large outdoor eating and drinking venues).

e. Encourage bars that serve food to keep their kitchen open after alcohol has stopped being served to encourage a slower flow of people leaving the establishment.

NE-3.2 Locate the commercial portion of new mixed-use developments away from existing single-family residences.

NE-3.3 Promote "quiet-in-residential neighborhoods" signs to bring awareness to evening commercial patrons who walk through residential neighborhoods.

NE-3.4 Encourage existing drive-thru restaurants to use visual-only confirmation order screens, especially at locations adjacent to residential buildings.

NE-3.5 Encourage truck deliveries for businesses to occur on commercial streets with commercial zoning zones during day-time hours.

NE-3.6 Incorporate sound attenuation measures such as sound absorbent wall/ceiling materials, sound walls, and dense, drought-tolerant landscaping where commercial uses such as restaurants and bars are permitted, especially adjacent to residential areas.

NE-3.7 Encourage private waste pick-up, franchise hauler agreements with the City to be organized by geographic area to reduce unnecessary frequency and instances of multiple haulers servicing areas.

NE-3.8 Implement the standard noise controls to reduce construction noise levels emanating from new construction to minimize disruption and annoyance:

a. Limit construction activity hours.

b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition, and appropriate for the equipment.

c. Locate stationery noise-generating equipment (e.g. compressors) as far as possible from adjacent residential receivers.

d. Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.

e. Utilize "quiet" air compressors, and other stationary noise sources where technology exists.

f. Encourage construction contractors to prepare a detailed construction plan identifying the schedule for major noise generating construction activities that includes coordination with adjacent residents so that construction activities can be scheduled to minimize noise disturbance.

g. Encourage construction contractors to designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise.

9.4 LIGHT

With the continuing urbanization of San Diego's communities, unwanted intrusion of artificial light into the environment not only has the effect of being a nuisance, but can also be disruptive to human health and the ecosystem. The City of San Diego has Green Building regulations to reduce light pollution. The regulations require outdoor lighting systems to comply with the California Energy Code; minimize light trespass, glare, and urban sky glow in order to preserve the enjoyment of the night sky; and minimize the amount of light entering identified, sensitive biological resource areas.

POLICIES

NE-4.1 Utilize adjustable lighting fixtures to redirect lighting to where it is needed in varying conditions or landscaping such as trees and shrubs to block light spillage or adjustable lighting fixtures to redirect lighting to where it is needed in varying conditions.

NE-4.2 Avoid use of signs that include blinking video clips or other forms of digital animation, electronic message boards or displays, marquee signs, and electronic display systems.

NE-4.3 Ensure that the benefits of lighting projects and improvements are shared equally in the community.

NE-4.4 Ensure that lighting projects respect and maintain or improve their surroundings through context-sensitive design, such as preserving views and view corridors, natural features around canyons, and open space.

NE-4.5 Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light trespass onto adjacent properties.

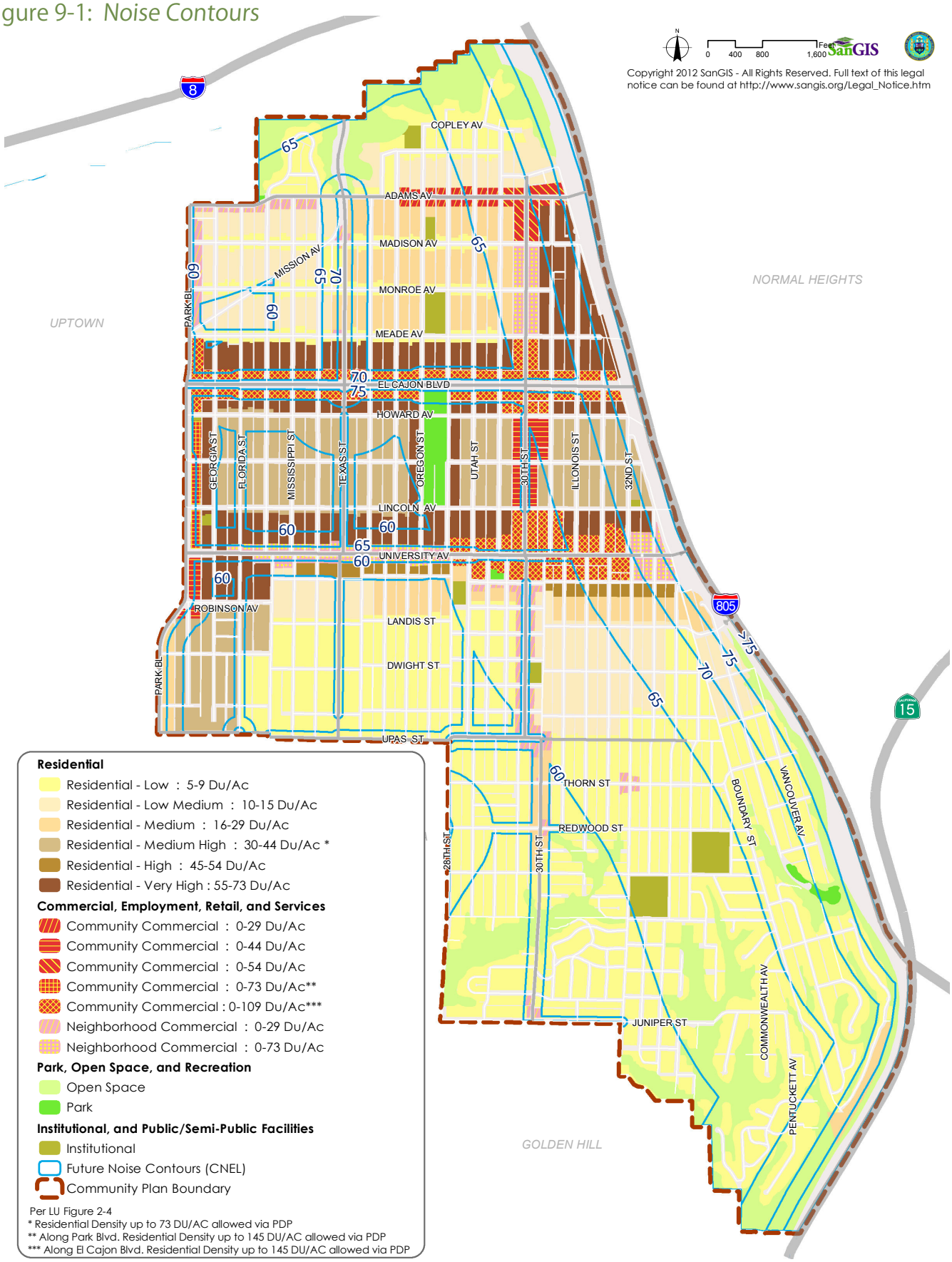
NE-4.6 Utilize materials in new development that will reduce light reflection and glare.

NE-4.7 Minimize shadows cast by new development on neighboring properties.

NE-4.8 Encourage lighting plans and specifications on projects to show the use of energy Including efficient lighting, solar power to fuel street lights, the removal of existing but unneeded lighting, use of automatic turnoff systems, and application of non-lighting alternatives such as clear signage and clearly painted roadway lines.

NE-4.9 Consider the use of artists for projects that involve lighting as a decorative element on a building or the inclusion of lighting elements such as public art.

Figure 9-1: *Noise Contours*



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10

HISTORIC PRESERVATION

10.1 PREHISTORIC AND HISTORIC CONTEXT

10.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

10.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

INTRODUCTION

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

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

The Georgia Street Bridge, built in 1914, is listed on the City of San Diego Historic Resources Register.

Historic Preservation Goals:

1. Identification and preservation of significant historical resources in North Park.
2. Create educational opportunities and incentives related to historical resources in North Park.

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

10.1 PREHISTORIC AND HISTORIC CONTEXT

North Park is located on a mesa, a high plateau with an overall flat top, punctuated by hills and numerous canyons. Steep canyons lined with chamise chaparral that lead to Mission Valley to the north and southeast into Las Choyas Valley serve as wildlife corridors and, prehistorically, were probably used by Kumeyaay inhabitants and their ancestors as travel routes in to the valley areas, much as they are today. North Park was first connected to the city center by the electric streetcar in 1890, with the construction of the Park Boulevard Line. This affordable, convenient mode of transportation, in combination with the city's substantial growth and installation of supporting utilities within the community, prompted the subdivision of land in the early twentieth century. North Park is almost exclusively residential, with commercial uses located along major transportation corridors. Although the built environment in North Park represents all its periods of development, the majority of development in the area appears to have taken place between the 1920s and the early 1940s, during the height of the streetcar period.

The following is a summation of the pre-historic and historic development of the North Park Community. A complete discussion of the community's Prehistory and History can be found in the Archaeology Study (Appendix C) and the Historic Context Statement (Appendix D), respectively.

PREHISTORY

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

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

By the time Spanish colonists began to settle in Alta California in 1769, the North Park area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock. The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For the Kumeyaay people in the North Park area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located approximately 1 mile from the northern end of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

HISTORY

The rich history of North Park reveals broad patterns of the community's historical development that are represented by the physical development and character of the built environment. These broad patterns can be generally characterized into four themes significant to the development of the community: Early Settlement of North Park: 1893-1906; Development of North Park: 1907-1929; Influence of the Great Depression & World War II in North Park: 1930-1945; and Post-World War II Development in North Park: 1946-1970.

Early Settlement of Greater North Park: 1893-1906

In the mid-19th century, San Diego had approximately 650 residents of record and an unknown indigenous population. However, new arrivals were transforming the small Mexican community into a growing commercial center. In 1867, Alonzo Erastus Horton acquired nearly 1,000 acres of land two miles south of "Old Town", where downtown San Diego sits today. Dubbed "New San Diego", Horton orchestrated the creation of a new downtown, relocating the city's first bank, main newspaper, and several government buildings to this site. Thus Old Town was supplanted as the City's primary commercial center. The arrival of the railroad in the 1880s linked San Diego with the eastern United States and sparked its first building boom. By 1887, San Diego's population had spiked to 40,000, and large tracts of new development began to appear on the hills immediately adjacent to Downtown.

The image above shows the No. 2 trolley line crossing Switzer Canyon during the 1940s enroute to Golden Hill and eventually terminating at Broadway and Fifth Ave Downtown.

By 1892, substantial infrastructure improvements were underway, including public utilities, street paving, sewer systems, and the electrification of the streetcar system. These improvements would be critical to the development of new suburbs surrounding downtown and the 1,400-acre City Park, including present-day North Park.

North Park initially developed as an agricultural community. In 1893, James Monroe Hartley purchased forty acres on what was then the northeastern edge of the city. He named the area Hartley's North Park, due to its location relative to City Park (Balboa Park), and planted a lemon orchard. Over the next decade, several other families established residences and citrus ranches in North Park. By 1900, there were seven land owners and fifty-five residents between Florida Canyon and the eastern City limits at Boundary Street. However, by 1905 most of the groves had been decimated by drought. This, combined with ongoing infrastructure improvements, paved the way for the subdivision of these agricultural lands for residential development.

Development of North Park: 1907-1929

The expansion of the city's streetcar system into North Park – including the Adams Avenue Line (1907), University Avenue Line (1907), and 30th Street Line (1911) – had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines. As San Diego's population reached 75,000 by 1920, most new development occurred in areas east of downtown. By 1924, North Park was considered the fastest growing neighborhood in San Diego.

The 1915 Panama-California Exposition was held in City Park, at the edge of the burgeoning North Park communities. Over its two-year run, the Exposition attracted over 3.7 million visitors, many of whom chose to relocate to San Diego permanently. Due to this steady stream of new residents, local developers began to subdivide new tracts of land, particularly in the areas immediately surrounding the park.

In the 1920s, as developers installed the infrastructure, mostly middle-class families erected the modest residences that make up much of North Park's residential building stock today. During this period, architectural preferences shifted away from Victorian

styles to the Craftsman style, whose deep eaves and large porches were well-suited to San Diego's mild climate. North Park's largest subdivision is University Heights, much of which was developed in the first decades of the 20th century. The Burlingame tract, developed by prominent local real estate speculators Joseph McFadden and George Buxton, retains much of its original character. The Kalmia Place tract overlooking Balboa Park had a comprehensive landscape plan and architectural supervisors to ensure a consistently high standard of design throughout the tract. During this same period, bungalow courts proliferated throughout North Park, primarily in the area between University and Adams Avenues.

One of North Park's earliest commercial nodes, at the intersection of 30th Street and University Avenue streetcar lines, would develop into the community's primary business district. By 1922, there were fifty businesses along the two streets, and by the 1930s North Park's commercial center was second only to Downtown San Diego. As automobile ownership increased, commercial centers began to move away from the streetcar routes.

In North Park, commercial development shifted to El Cajon Avenue (now El Cajon Boulevard). Unlike University Avenue, which was developed for the pedestrian, businesses on El Cajon Boulevard primarily catered to the motorist. Eventually, El Cajon Boulevard would become the official western terminus of US Route 80.

As the population of North Park exploded, the existing water supply system needed to be upgraded. A new filtration plant and a reservoir were built in University Heights, and a water tank was added in 1910 in order to provide sufficient water pressure. Similarly, the growing population put a strain on the city's power sources, so in 1927 San Diego Consolidated Gas & Electric Company (SDCG&E) built Substation F on El Cajon Boulevard.

Substantial civic and institutional development took place in North Park throughout the 1920s. During this period, the community received its first localized branches of public services, including a fire station and a post office. Several educational facilities were established, including Park Villas Elementary School and Jefferson Elementary school, as well as two private

The University Heights Water Storage and Pumping Station Historic District is listed on the National Historic Register of Historic Places.

schools, Saint Augustine Boys' School and the Academy of Our Lady of Peace School for Girls. Between 1922 and 1924, five religious congregations built new facilities in North Park, including Trinity Methodist Church, St. Patrick's Catholic Church, Plymouth Congregational Church, North Park Baptist Church, and St. Luke's Episcopal Church.

Influence of the Great Depression & World War II in North Park: 1930-1945

The Great Depression had an immediate impact on what had been one of the fastest growing communities in San Diego, and construction would remain slow into the early 1940s. Residential construction essentially ceased, and many business ventures failed along established commercial thoroughfares such as University Avenue. However, the 1935 California Pacific International Exposition, also held in Balboa Park, helped North Park rebound more quickly than other communities. That same year, a sign with the community's name was suspended across the intersection of 30th Street and University Avenue. However, it was the United States' entrance into World War II that effectively ended the economic downturn and boosted the regional economy. This was particularly true in San Diego; with its extensive military and manufacturing facilities now devoted to the defense industry, which proved instrumental due to the City receiving the highest per capita share of war contracts in the state.

Post-World War II Development in North Park: 1946-1970

Like other large cities, San Diego's wartime and postwar population growth far outpaced its ability to provide sufficient services and housing. However, the formation of the Federal Housing Administration (FHA) helped to reignite the construction of single-family homes, in part, by establishing building guidelines for a modest and affordable single family residence, termed the minimum house. Soon, unimproved lots in established neighborhoods throughout North Park were infilled with single-family homes and residential courts inspired by FHA designs. The high demand for new homes produced large-scale suburban tracts on the periphery of the City. However, as this part of the City was largely built out by this time, there was not much of this kind of development in North Park.

Installed in 1935 above 30th St and University Ave, the North Park Sign is a neighborhood landmark. First replaced in 1949 when the streetcar wires were removed; the current generation of the sign still proudly declares the center of this community.

The exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park, which contains development from the 1940s through the 1970s, alongside some earlier residences. Developers of multi-family housing favored higher densities over the residential courts of the pre-war period. The result was the proliferation of the two-story stucco box apartment building, designed to maximize the number of units and provide the required parking on a single residential lot.

As the economy slowly began to rebound, new businesses occupied existing storefronts along established commercial corridors, often renovating their facades with more contemporary details. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated as this area began to shift from a neighborhood retail area to a regional shopping district to compete with the new shopping center in Mission Valley. At the same time, increased reliance on the automobile and local road improvements meant the arrival of new businesses which catered to the needs of the motorist. Auto-related businesses – such as gas stations, car lots, and auto parts stores – began to appear alongside existing grocery stores, meat markets, pharmacies, and clothing shops. Similarly, this trend led to new building forms, such as drive-ins, and pushed commercial structures back on their lots to accommodate surface parking. This was particularly true along El Cajon Boulevard, where nearly 300 new businesses opened between 1940 and 1950.

U.S. Route 395 became San Diego's first freeway when it was built in 1941. The construction of this and other freeways would hasten the decline of the streetcar system throughout the City, including in North Park. By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline, due in part to the construction of Interstate 8, which drew vehicular traffic away from these thoroughfares. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along North Park's commercial corridors.

In the 1970s, the commercial areas along University Avenue and El Cajon Boulevard were transformed yet again by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. Coupled with the community's own revitalization efforts, North Park has experienced a resurgence of neighborhood-oriented businesses in recent decades. Background on the ensuing years fall outside the period of historic significance covered by this study but information can be found in the Economic Prosperity Element.

10.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES

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

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

In addition to the four main themes significant in the development of North Park, the Historic Context Statement also identified the property types that are historically significant through different time periods in Greater North Park. Historically significant development included the following property types, styles and significance thresholds.

Early Settlement: 1893-1906

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including early settlement of the area; or the agricultural industry. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Stick/Eastlake or Queen Anne. Extant property types are likely limited to single family residences.

Development of North Park: 1907-1929

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including: the community's greatest economic and building boom; completion of the streetcar system; development of its earliest subdivisions; hosting of the Panama-California Exposition; the early influence of the automobile; proliferation of the bungalow court; civic improvements, such as the expansion of the municipal water, gas, and electrical systems; or the establishment of early public and private institutions, such as churches, schools, and social clubs. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman or Period Revival. Extant property types may include single family residences, multi-family residences (bungalow courts and apartment houses), commercial buildings, infrastructural facilities, and civic and institutional facilities.

Influence of the Great Depression & World War II: 1930-1945

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including: the development of the FHA and the "minimum house"; the hosting of the California Pacific International Exposition; the economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; the introduction of neon signage; or the construction of civic improvements, such as public parks. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Period Revival, Streamline Moderne, Late Moderne, or Minimal Traditional. Extant property types may include single family residences, multi-family residences (residential courts and apartment houses), commercial buildings, and civic and institutional facilities.

Post-World War II Development: 1946-1970

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the postwar economic and building boom; patterns of infill development in established neighborhoods; the proliferation of the "minimum house"; or the development of automobile corridors. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Minimal Traditional, Ranch, Modern or Googie. Extant property types may include single family residences; multi-family residences (residential courts, courtyard apartments, and stucco box and apartment tower); commercial buildings; and civic and institutional facilities.

4175 Park Boulevard, an identified potentially significant individual resource in the community was built in 1965 represents the Googie architectural style.

DESIGNATED HISTORICAL RESOURCES

North Park is home to two National Register-listed resources (Table 10-1), and one National Register Historic District. These are the Georgia Street Bridge; the Lafayette Hotel (Imig Manor); and the University Heights Water Storage and Pumping Station Historic District. The Georgia Street Bridge is listed for its significance to San Diego's transportation history and as the work of a master designer that embodies the distinctive characteristics of a type, period and method of construction. The Lafayette Hotel on El Cajon Boulevard is listed for its association with community development patterns of El Cajon Boulevard, as the first Post-WWII suburban resort hotel established in San Diego, as a significant example of Colonial Revival architecture, and for representing a unique example of work designed by Master Architect Frank L. Hope Jr. The University Heights Water Storage and Pumping Station Historic District on Idaho Street is listed for its significance related to community planning and development as well as engineering.

As of April 2016, the North Park community contains 105 individually designated historic resources (Table 10-2 and Figure 10-1) and 4 designated historic districts (Figure 10-2) – Shirley Ann Place, University Heights Water Storage and Pumping Station, and the Burlingame and North Park Dryden neighborhoods-containing approximately 300 contributing resources that have been listed on the City's register by the Historical Resources Board.

These resources reflect a range of property types, from single and multi-family to commercial, hotel, and institutional. Also included are the Winks Neon Sign and the National Register-listed Georgia Street Bridge. Only one designated property, the Frary House – a 1905 Craftsman style single family home on Grim Street – reflects the Early Settlement of North Park. The vast majority of the designated resources (90 of 100) reflect the second period of development, when the expansion of the streetcar made development of the community feasible. Most of these resources are single family homes, but also include several multi-family buildings, the 30th Street Garage and the North Park Theater. Eight Depression and World War II era resources are also designated, and consist primarily of single family homes constructed in the Spanish Eclectic style. Lastly, four Post-War resources are listed – Lafayette Hotel/Imig Manor, the Gustafson Furniture Building, the Woolworth Building, and the Winks/Deturi/Shoe Palace Shoe Repair Neon Sign.

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

POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES

A Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify potentially historic properties within North Park for consideration in the community plan and for possible future designation. The field work and analysis was completed by a qualified historic consultant and overseen by City staff. The survey identified 47 properties as potentially significant individual resources (Table 10-3). These include 11 single family homes, 6 multi-family properties, 16 commercial buildings, 12 civic and institutional buildings, and 1 infrastructure element. Most of these 47 resources relate to the themes "Development of North Park: 1907-1929" (20) and "Influence of the Great Depression & World War II in North Park: 1930-1945" (15), with an additional 7 resources related to "Early Settlement of Greater North Park: 1893-1906" and 5 resources related to "Post-World War II Development in North Park: 1946-1970."

Table 10-1: *National Register Historic Resources in North Park*

Site Address	Reference No.	Historic Name	Year Built	Property Type
2223 El Cajon Blvd	12000443	Lafayette Hotel / Imig Manor	1945	Hotel
2223 El Cajon Blvd Georgia Street (Btwn 3800 & 3900 Blks)	99000158	Georgia Street Bridge	1914	Bridge
2436 Idaho Street	13000417	University Heights Water Storage and Pumping Station Historic District	1924-1967	Infrastructure

In addition to potentially individually significant resources, the survey identified four new potential historic districts, as well as a potential expansion to the existing Shirley Ann Place Historic District. The name, location, size, period of significance and relationship to North Park's significant development themes are summarized in Table 10-4. More detailed information, including listing of contributing resources, can be found in the North Park Survey Report. The survey also identified one grouping of buildings along Park Boulevard which may be eligible for designation as a historic district in conjunction with additional properties on the west side of Park Boulevard in the adjacent Uptown Planning Area. The survey completed in support of the Uptown Community Planning Area confirmed the presence of a potential historic district across the plan boundaries; and the North Park Survey was therefore, revised to include the Park Boulevard Apartment (East) potential historic district. A map showing the location of all potential historic districts identified by the survey can be found in Figure 10-3.

Additionally, the survey also identified the Shirley Ann Place Residential Historic District Expansion, which proposes to expand the boundaries of the designated historic district one half-block east to Texas Street, and one half-block west to Louisiana Street. Research supports this district expansion, which reveals that in 1924 the Alberta Security Company purchased the entire extent bounded by Texas, Louisiana, Madison and Monroe. The west side of Texas and the east side of Louisiana were largely developed that same year with approximately 26 California bungalows on standard residential lots. Sometime between 1925 and 1927, the rear portions of these lots were re-subdivided and developed by the same owners, and the rear alleyway was rededicated as Shirley Ann Place. All of these residences were developed within a narrow period of time (approximately 1924 to 1934). Also, it appears that the residences within the designated district and those in the potential expansion area retain a similar level of integrity. This potential district expansion is eligible under San Diego criterion A, and is significant under the themes of "Development in North Park: 1907-1929" and "Influence of the Great Depression & World War II in North Park: 1930-1945."

Lastly, the survey identified Residential Courts as significant resources scattered throughout the North Park Community Planning area, which are deserving of designation and preservation under a Multiple Property Listing (MPL). A MPL is a group of related significant properties with shared themes, trends and patterns of history. Such properties are typically grouped within a general geographic area, but not necessarily in a sufficient concentration to form a historic district. A MPL may be used to nominate and register thematically related historic properties simultaneously or to establish the registration requirements for properties that may be nominated individually or in groups in the future. The locations of the Residential Courts identified are listed in Table 10-5.

Substantial public outreach with the North Park Community Planning group, regional and local preservation groups, and community members occurred throughout the development of the Historic Context and completion of the survey. This information was considered and often incorporated into the results and recommendations of the survey. Following distribution of the Draft Survey Report, staff conducted additional outreach with these groups in order to identify any resources not included in the survey which the community believed to be historically significant. Based on the results of this outreach, additional resources have been identified as potentially significant requiring additional site-specific evaluation (see Table 10-6); and five (5) additional properties were identified for inclusion in the potential Residential Court MPL (Table 10-7).

In addition, five (5) potential historic districts have been identified during public outreach (Table 10-8 and Figure 10-4). These include Valle Vista Terrace; Park Villas; Altadena/ Carmel Heights/ Frary Heights; Wabash Mesa; and St. Louis Heights/ Lynhurst/ O'Nealls Terrace/ Wallace Heights Historic District. Staff conducted a windshield survey to verify the presence of a potential historic district in these five (5) areas and concurred that they may be eligible for designation as potential historic districts. However, the windshield survey undertaken in these areas was not as thorough as the reconnaissance survey completed by the consultant, and did not include identification of contributing and non-contributing

resources. In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance Criteria and contributing and non-contributing resources.

The potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved to some degree through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of potential historic districts from erosion due to insensitive redevelopment, interim protection measures shall be established to assist in the preservation of the overall integrity of potential historic districts until such time as they can be intensively surveyed, verified, and brought forward for historic designation consistent with City regulations and procedures. Additional policies that address the potential historical resources of North Park follow.

POLICIES

HP-2.1 Consider the development and implementation of supplemental development regulations for potential historic districts to assist in the preservation of these areas until such time as they can be intensively surveyed, verified and brought to HRB consistent with City regulations and procedures.

HP-2.2 Intensively survey and prepare nominations for the potential historic districts identified in the North Park Historic Resources Survey, and bring those nominations before the Historical Resources Board for review and potential designation. Prioritization of district nominations may occur in consultation with community members and stakeholders based upon a variety of factors, including redevelopment pressures and availability of resources.

HP-2.3 Provide support and guidance to community members and groups who wish to prepare and submit historic district nominations to the City, consistent with adopted Guidelines.

HP-2.4 Provide support and guidance to community members and groups who wish to prepare and submit individual historic resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.

HP-2.5 Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such an association with an important person or event) for potential historic designation.

HP-2.6 Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and potential designation by the Historical Resources Board.

HP-2.7 Encourage the maintenance of historic sidewalk colors and scoring patterns, as well as the preservation of sidewalk stamps, which contribute to the historic aesthetic of the community and the fabric of historic districts.

HP-2.8 Preserve and protect historic lighting fixtures within designated and potential historic districts. Encourage the use of "acorn" style lighting fixtures within designated and potential historic districts when new lighting fixtures are introduced or non-historic lighting fixtures are replaced.

HP-2.9 Conduct project specific Native American consultation early in the development review process to ensure adequate treatment and mitigation for significant archaeological sites or sites with cultural and religious significance to the Native American community in accordance with all applicable local, state and federal regulations and guidelines.

HP-2.10 Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within North Park, and refer site to the Historical Resources Board for designation, as appropriate.

10.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

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

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

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

This type of courtyard apartments/bungalow courtyards became a popular form of housing in North Park during its greatest economic building boom that saw the completion of the streetcar system, and the 1915 Panama-California Exposition.

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

POLICIES

HP-3.1 Provide opportunities for education and interpretation of North Park's diverse history through the distribution of printed brochures, mobile technology (such as phone applications) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks.

HP-3.2 Partner with local community and historic organizations, including the North Park Historical Society, to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the

purpose and objectives of the preservation program.

HP-3.3 Outreach to the North Park Business Improvement District (BID), local businesses and other organizations operating within the 30th Street/University Avenue Commercial Historic District and within the various individually significant designated and potential resources to provide information on the benefits and responsibilities of historic resource stewardship.

HP-3.4 Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.

HP-3.5 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historical resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.

HP-3.6 Promote the historic North Park Theater to accommodate special events and to attract national patrons.

HP-3.7 Commemorate and interpret the trolley line and its significance to the historical development of North Park through

The Lafayette Hotel, originally named Imig Manor, was built in 1945, and is listed on the National Register of Historic Places.

Table 10-2: *City of San Diego Register Historic Resources in North Park*

Property Address	HRB Site #	Historic Name	Year Built	Property Type
2629 28th Street	444	Martin J. Healy House	1927	Single Family
2639 28th Street	609	Josephine Shields House	1923	Single Family
2645 28th Street	697	Edwin and Rose Emerson/Hurlburt and Tifal House	1924	Single Family
2737 28th Street	388	The Rolland C. Springer House	1925	Single Family
2807 28th Street	720	Louis and Jane Florentin House	1921	Single Family
2829 28th Street	1012	Miguel and Ella Gonzalez House	1916	Single Family
2915 28th Street	1106	George and Kathagene McCormack House	1928	Single Family
3021 28th Street	550	Jack Rosenberg House	1927	Single Family
3037 28th Street	356	Paul E. Stake/George W. Schilling House	1936	Single Family
3103 28th Street	348	Beers-La Cava/Kosmas House	1928	Single Family
3117 28th Street	627	Antoine & Jeanne Frey - Rear Admiral Francis Benson House	1930	Single Family
3133 28th Street	824	Sam & Mary McPherson/Ralph E. Hurlburt & Charles H. Tifal House	1925	Single Family
3303 28th Street	789	Owen S. & Rose L. King House	1920	Single Family
3393 28th Street	1157	J.B. Spec House #2	1917	Single Family
3446 28th Street	456	John Carman Thurston House	1916	Single Family
3505 28th Street	452	Kline/Dryden House	1916	Single Family
3520 28th Street	962	Winslow R. Parsons Spec House #1	1916	Single Family
3563 28th Street	835	J. B. Draper Spec House No. 1	1915	Single Family
3571 28th Street	428	John Kenney House	1915	Single Family
3676 28th Street	1033	David O. Dryden Spec. House #2	1916	Single Family
2722 29th Street	1028	Isaac and Flora Walker House	1912	Single Family
2808 29th Street	1082	John and Anna Norwood House	1923	Single Family
3411 29th Street	558	Eldora Rudrauff House	1919	Single Family
3560 29th Street	880	Joseph E. McFadden House	1911	Single Family
3593 29th Street	931	E.A. and Effie Tindula House	1925	Single Family
3794 29th Street	890	S.S. and Rosa Kendall Spec House #1	1921	Single Family
3335 30th Street	506	30th Street Garage/ North Park Auto Body Shop	1923	Commercial
2405 32nd Street	608	Godfrey and Emily Strobeck Spec House #1	1926	Single Family
2411 32nd Street	725	Russell and Emma Bates House	1927	Single Family
2435 32nd Street	1178	Russell and Emma Bates Spec House #2	1927	Single Family
3005 33rd Street	1045	George Gans Spec House #4	1926	Single Family
3030 33rd Street	873	Frank and Millie Lexa House	1924	Single Family
3036 33rd Street	539	The George Gans Spec House #1	1926	Single Family
2242 Adams Avenue	362	Crook-Foster Residence	1914	Single Family
2448 Adams Avenue	713	The Adams Apartments	1930	Multi-Family
4641 Alabama Street	1097	Elmer and Katherine Muhl House	1926	Single Family
2435 Bancroft Street	1134	Levi and Hannah Lindskoog Spec House #1	1929	Single Family
3125 Bancroft Street	1131	George Gans Spec House #5	1926	Single Family
2203 Cliff Street	581	Edwina Bellinger/David O. Dryden House	1913	Single Family

(Table continues on next page)

Table 10-2: City of San Diego Register Historic Resources in North Park

Property Address	HRB Site #	Historic Name	Year Built	Property Type
2230 Cliff Street	524	Herbert S. Moore House	1913	Single Family
2738 Dale Street	787	John & Alice Woodside Spec House #1	1917	Single Family
3036 Dale Street	1165	Hilton and Louise Richardson House	1923	Single Family
3134 Dale Street	1022	W.J. Chadwick Spec House #1	1920	Single Family
3141 Dale Street	1035	T.M. and Leonora H. Russell Spec House #1	1922	Single Family
2223 El Cajon Boulevard	319	Imig Manor	1945	Hotel
2725 El Cajon Boulevard	1177	University Heights Water Tower	1924	Infrastructure
2930 El Cajon Boulevard	517	Gustafson Furniture Building	1948	Commercial
3705 El Cajon Boulevard	381	Hille-Schnug House	1880s	Single Family
3120 Felton Street	921	George Gans Spec House #3	1927	Single Family
4674-4676 Florida Street	339	San Diego Electric Railway Cars 126, 128, 138	1911	Railway Cars
Georgia Street (Btwn 3800 & 3900 Blks)	325	Georgia Street Bridge	1914	Bridge
4358 Georgia Street	834	Solomon & Betty Frank House	1922	Single Family
4407 Georgia Street	1196	Adolphus Hatcher House	1910	Single Family
4416 Georgia Street	1210	Joseph Sr. and Therese Strasser House	1913	Single Family
2832 Granada Avenue	1010	Albert and Anna Kenyon/Archibald McCorkle House	1912	Single Family
3215 Granada Avenue	826	Heilman Brothers Spec House #1	1912	Single Family
3235 Granada Avenue	549	E.W. Newman Spec House	1912	Single Family
3444 Granada Avenue	475	The Damarus/ Bogan House	1922	Single Family
3540 Granada Avenue	1176	William Smith Spec House #1	1923	Single Family
2704 Gregory Street	603	H. M. and Isabel Jones House	1930	Single Family
2806 Gregory Street	1030	Elmer and Ida Hall House	1932	Single Family
3227 Grim Avenue	183	Frary House	1905	Single Family
3643 Grim Avenue	1205	Royal Brown House	1923	Single Family
4044 Hamilton Street	909	Gilbert & Alberta McClure House	1927	Single Family
4050-4056 Hamilton St	989	Gilbert and Alberta McClure Rental House & Apts	1929	Multi-Family
3565 Herman Avenue	792	George Gans Spec House #2	1925	Single Family
3547-3549 Indiana Street	1141	Jessie Brown Spec Houses #1 and #2	1923	Multi-Family
3054 Juniper Street	747	Edwin and Cecilia Smith/Greta Steventon House	1919	Single Family
3105 Kalmia Street	478	Duvall-Lee House	1915	Single Family
3147 Kalmia Street	430	Benbough/Adams House	1912	Single Family
3155 Kalmia Street	435	William A. McIntyre Spec House	1912	Single Family
3004 Laurel Street	163	Dr. Harry & Rachel Granger Wegeforth House	1912	Single Family
3048 Laurel Street	438	Cottee/McCorkle House	1912	Single Family
3674 Louisiana Street	981	Alonzo and Sophia Finley House	1911	Single Family
3794 Louisiana Street	1083	Daniel and Anna Boone House	1920	Single Family
2840 Maple Street	551	Cortis & Elizabeth Hamilton/Richard S. Requa House	1941	Single Family
2875-2889 Palm Street	872	Martin and Katherine Ortilieb Duplex	1927	Multi-Family

(Table continues on next page)

Table 10-2: City of San Diego Register Historic Resources in North Park (Continued)

Property Address	HRB Site #	Historic Name	Year Built	Property Type
2941 Palm Street	423	David Drake House	1924	Single Family
3049 Palm Street	1212	Casper Kundert/David O. Dryden Spec House #1	1912	Single Family
3055 Palm Street	974	F. List and C. Bell Mcmechen House	1927	Single Family
4741 Panorama Drive	769	Ora and Myrtle Ginther House	1926	Single Family
4747 Panorama Drive	1121	John C. and Marie O. Turner House	1926	Single Family
4769 Panorama Drive	1107	Delia Reinbold House	1911	Single Family
4773 Panorama Drive	1016	Louis H. and Charlotte L. Quayle House	1926	Single Family
4780 Panorama Drive	675	Helen Crenshaw/David O. Dryden House	1914	Single Family
4785 Panorama Drive	538	The Richard S. Woods House	1913	Single Family
3993 Park Boulevard	293	Grace Lutheran Church, Parsonage, & Sunday School	1930	Institutional
3503 Pershing Avenue	839	Addie McGill/David O. Dryden House Spec House #1	1917	Single Family
3694 Pershing Avenue	843	David E. & Jennie McCracken House	1925	Single Family
3503 Ray Street	493	Carter Construction Co. Swiss Chalet	1912	Single Family
2890 E Redwood Street	900	George and Amalia Gans House	1928	Single Family
2516 San Marcos Avenue	124	Fulford Bungalow #1	1913	Single Family
2518 San Marcos Avenue	125	Fulford Bungalow #2	1913	Single Family
2519 San Marcos Avenue	454	Mabel Whitsitt House	1935	Single Family
2520 San Marcos Avenue	126	Fulford Bungalow #3	1913	Single Family
2523 San Marcos Avenue	457	Whiteman House	1914	Single Family
3405 Texas Street	832	George & Helen Corbit Spec House No. 1	1924	Single Family
3535 Texas Street	540	The Edwin and Anna Elizabeth McCrea House	1924	Single Family
2891 University Avenue	245	North Park Theatre	1928	Commercial
2901 University Avenue	239	Winks/Deturi/Shoe Palace/Shoe Repair/Neon Sign	1949	Sign
3067-3075 University Ave	1043	Woolworth Building	1949	Commercial
2140 Upas Street	1056	J. Francis and Clara Munro House	1926	Single Family
3585 Villa Terrace	724	Maynard and Bessie Heatherly House	1926	Single Family
3602 Villa Terrace	996	Fredrick and Ada Sedgwick/Pear Pearson House	1922	Single Family
3525 Wilshire Terrace	676	Dr. Edward Hardy House	1938	Single Family

*This table includes all properties designated by the Historical Resources Board as of April 2016.

Figure 10-1: *Location of City of San Diego Register Designated Historic Sites*

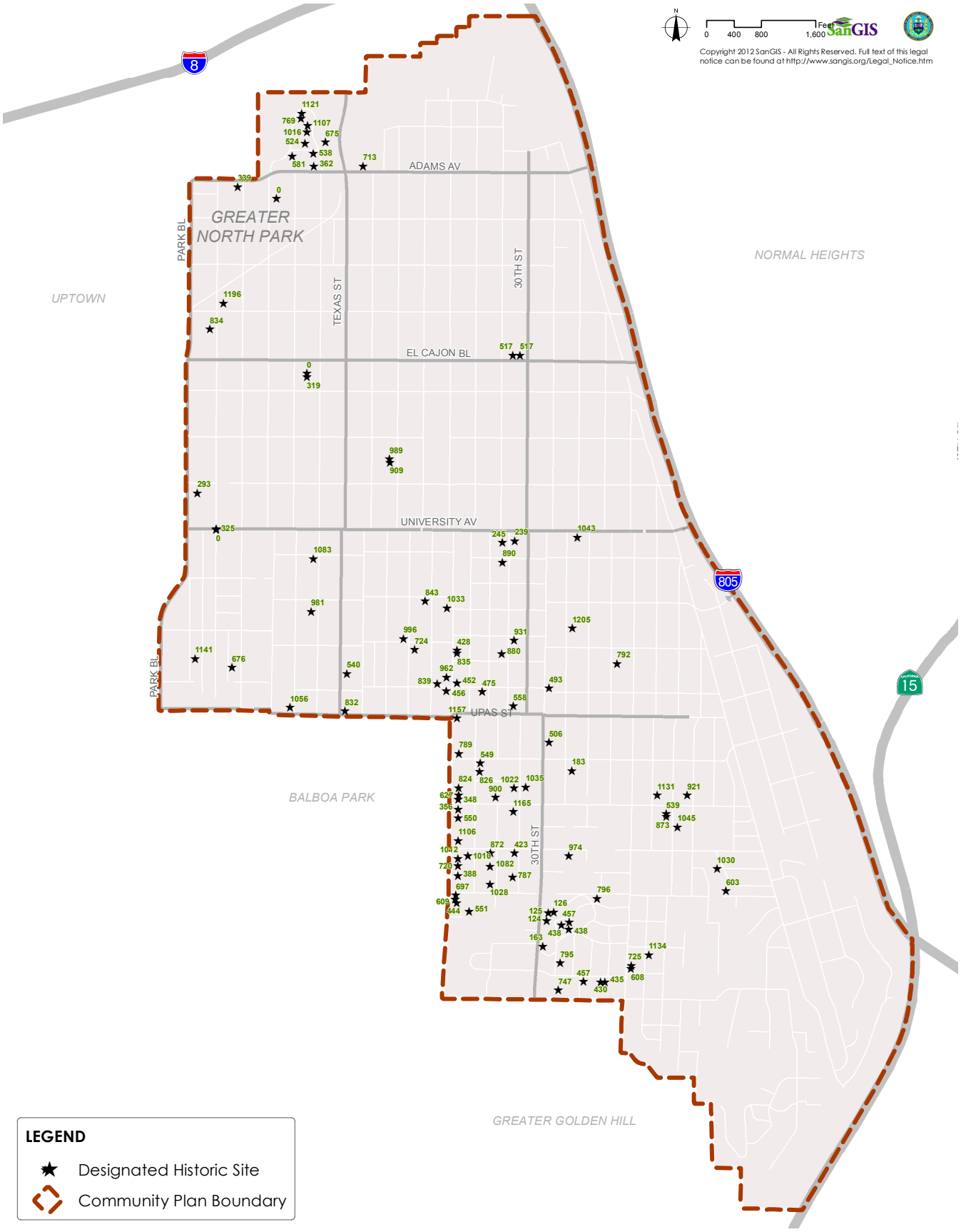


Figure 10-2: *Location of City of San Diego Register Designated Historic Districts*

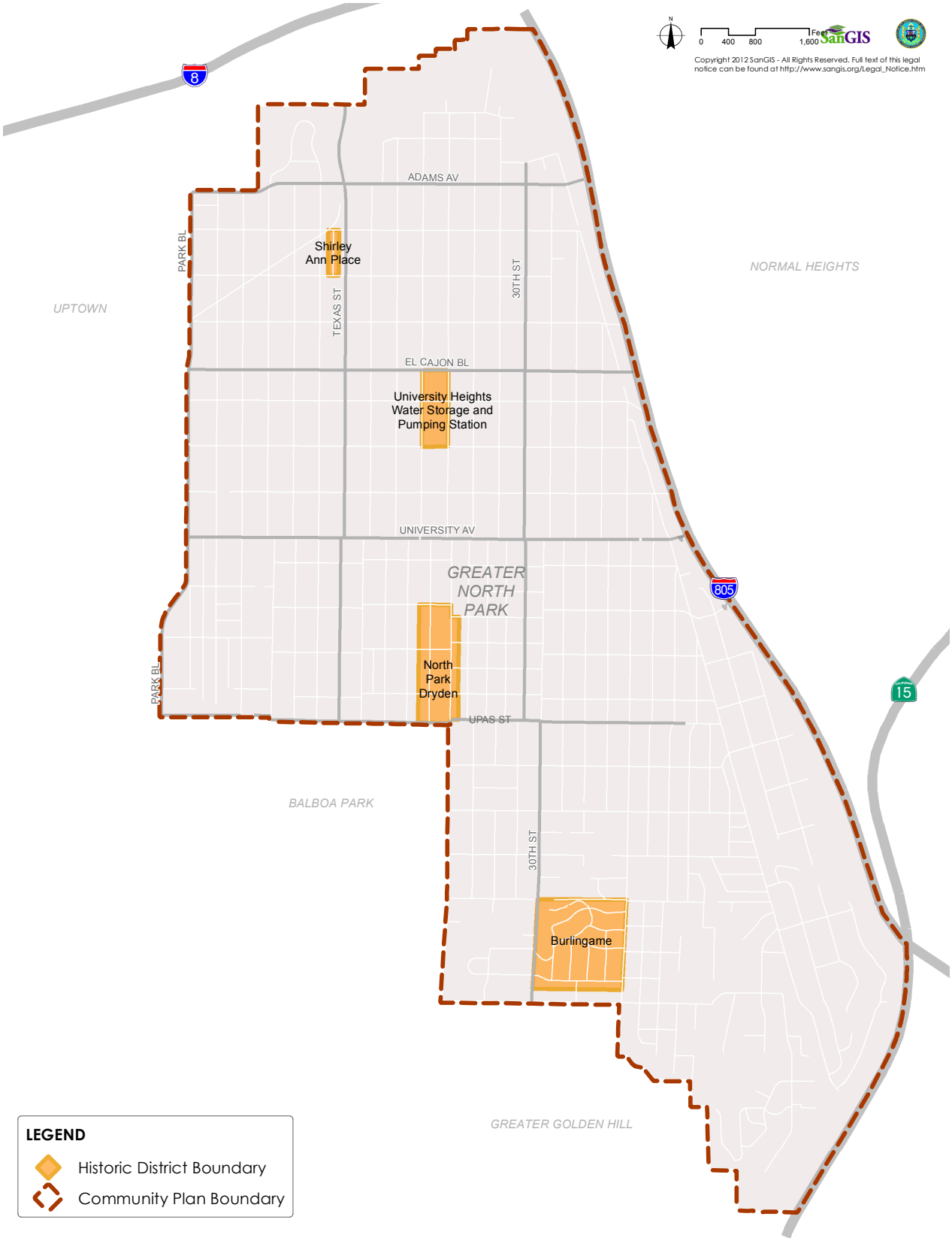


Table 10-3: *Potentially Significant Individual Resources*

Property Address	Year Built	Style	Property Type
Early Settlement of Greater North Park: 1893-1906			
3729 30th Street*	1897	Mission Revival	Civic/Institutional
4212 Florida Street	1900	Queen Anne	Single Family
4216 Florida Street	1900	Queen Anne	Single Family
1915 Howard Avenue	1900	Folk Victorian	Single Family
1919 Howard Avenue	1900	Queen Anne	Single Family
3727 Park Boulevard	1900	Stick/Eastlake	Single Family
2860 Redwood Street	1900	Italianate	Single Family
Development of North Park: 1907-1929			
3553 28th Street*	1925	Craftsman	Single Family
2361-2367 30th Street*	1920	Renaissance Revival	Commercial
3382-3396 30th Street	1919	Spanish Colonial Revival	Commercial
3585 30th Street*	1929	Renaissance Revival	Civic/Institutional
2454-2474 Adams Avenue*	1928	Pueblo Revival	Multi-Family
2204 Cliff Street	1914	Craftsman	Single Family
2935-2947 El Cajon Boulevard	1925	Commercial Vernacular	Commercial
3169 El Cajon Boulevard*	1926	Renaissance Revival	Infrastructure
3226-3266 Nutmeg Street*	1922	Spanish Colonial Revival	Civic/Institutional
4860 Oregon Street*	1916 1920s	Renaissance Revival Spanish Colonial Revival	Civic/Institutional
4744 Panorama Drive*	1907	Craftsman	Single Family
3645 Park Boulevard*	1925	Spanish Colonial Revival	Multi-Family
3783 Park Boulevard*	1928	Egyptian Revival	Commercial
3791 Park Boulevard*	1928	Renaissance Revival	Multi-Family
4237-4251 Park Boulevard*	1926	Art Deco	Commercial
3030 Thorn Street*	1924	Spanish Colonial Revival	Civic/Institutional
2505 University Avenue	1922	Commercial Vernacular	Commercial
2525-2543 University Avenue	1925	Commercial Vernacular	Commercial
2900-2912 University Avenue	1929	Spanish Colonial Revival	Commercial
*This resource also appears eligible for listing in the National Register and the California Register.			
Influence of the Great Depression & World War II in North Park: 1930-1945			

(Table continues on next page)

Table 10-3: Potentially Significant Individual Resources (continued)

Property Address	Year Built	Style	Property Type
4333 30th Street*	1940	Spanish Colonial Revival	Civic/Institutional
2228 33rd Street*	1938	Streamline Moderne	Single Family
3925-3935 Alabama Street	1930	Spanish Colonial Revival	Multi-Family
3810 Bancroft Street	1935	Streamline Moderne	Civic/Institutional
2900 El Cajon Boulevard	1938	Modern	Commercial
3004-3022 Juniper Street	1930	Spanish Colonial Revival	Commercial
2848 Kalmia Place*	1937	Streamline Moderne	Single Family
4469-4517 Ohio Street	1940	Minimal Traditional	Multi-Family
3655 Park Boulevard*	1930	Spanish Colonial Revival	Civic/Institutional
3076-3090 Polk Avenue*	1930	Art Deco	Civic/Institutional
1910 Robinson Avenue*	1937	Streamline Moderne	Multi-Family
3029 University Avenue*	1942	Late Moderne	Commercial
3036 Upas Street	1930	Streamline Moderne	Commercial
3040 Upas Street	1930	Streamline Moderne	Commercial
3795 Utah Street*	1931	Art Deco	Civic/Institutional
Post-World War II Development in North Park: 1946-1970			
2110 El Cajon Boulevard	1960	Modern	Commercial
2144 El Cajon Boulevard	1964	Modern	Commercial
2445 El Cajon Boulevard*	1965	Googie	Commercial
3791 Grim Avenue	1951	Modern	Civic/Institutional
4175 Park Boulevard*	1965	Googie	Commercial
4193 Park Boulevard*	1966	Modern	Civic/Institutional
*This resource also appears eligible for listing in the National Register and the California Register.			

Figure 10-3: *Location of Potential Historic Districts Identified in the Historic Resource Reconnaissance Survey*

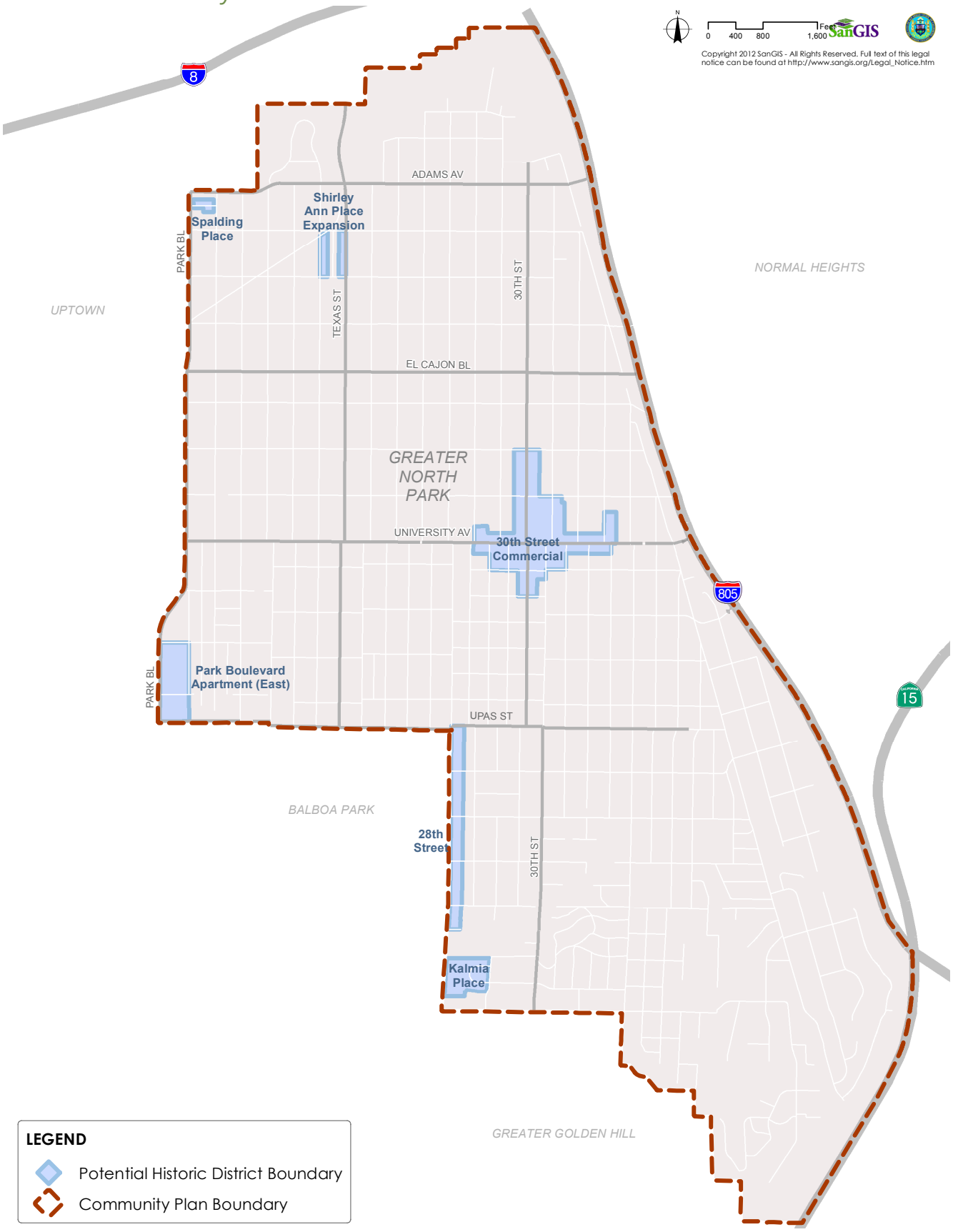


Table 10-4: *Potential Historic Districts Identified in the North Park Historic Resource Reconnaissance Survey*

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criterion
28th Street Residential Historic District*	East side of 28th Street between Upas and Maple Streets	45 Bldgs	1920-1936	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A
Kalmia Place Residential Historic District	Kalmia Place, west of 29th Street	20 Bldgs	1920-1959	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A
Spalding Place Residential Historic District	Spalding Place between Park and Georgia Streets	14 Bldgs	1909-1929	Development of North Park: 1907-1929	A
30th Street/ University Avenue Commercial Historic District*	An irregular boundary around 30th Street and University Avenue (see Figure 10-4)	128 Bldgs	1912-1959	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945 Post- World War II Development in North Park: 1946-1970	A
Shirley Ann Place Expansion	The east side of Louisiana Street and the west side of Texas Street be-tween Madison and Monroe	29 Bldgs	c.1924-1934	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A
Park Boulevard Apartment (East)**	East side of Park Boulevard and west side of Indiana Street, between Cypress Street and Upas Street	33 Bldgs	c.1915-1940	Development of North Park: 1907-1929 Influence of the Great Depression and World War II in North Park: 1930-1945	A, C

*This district also appears eligible for listing in the National Register and the California Register.
** The Survey consultant recommended that this grouping of properties be evaluated in conjunction with the properties of the west side of Park Boulevard, in Uptown. That evaluation was completed as part of the Uptown CPU, and the area as a whole was confirmed to be eligible as a potential historic district.

Table 10-5: *Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme*

Property Address	APN	Year Built	Style	Resource Name
Development of North Park: 1907-1929				
2309-2325 30th Street	5391010100	1922	California Bungalow	
3216-3234 30th Street	4535402200	1922	American Colonial Revival	
3236-3240 30th Street	4535402300	1921	Mission Revival	
3317-3331 30th Street	4534911100	1923	Mission Revival	Florence Court
3373-3379 30th Street	4534910500	1925	Spanish Colonial Revival	
4174-4188 30th Street	4463032200	1925	California Bungalow	
3945-3951 Alabama Street	4456810700	1922	California Bungalow	
4560-4564 Alabama Street	4451413000	1924	California Bungalow	
4050-4058½ Arizona Street	4455812500	1929	Spanish Colonial Revival	Casa del Torres
3547-3551 Indiana Street	4523620900	1923	California Bungalow	
4166-4176 Florida Street	4455022900	1925	California Bungalow	
4649-4663 Georgia Street	4450510500	1927	Spanish Colonial Revival	
3358-3372 Grim Avenue	4534912100	1926	Mission Revival	
3933-3945½ Hamilton Street	4457021000	1927	Pueblo Revival	Aztec Court
4753-4759 Idaho Street	4382713500	1925	Spanish Colonial Revival	
3994-3996 Illinois Street	4464142400	1925	California Bungalow	
3981-3985 Louisiana Street	4456910200	1925	California Bungalow	
4418-4424 Louisiana Street	4452311700	1925	California Bungalow	
3029-3039½ Monroe Avenue	4461232300	1926	Spanish Colonial Revival	
4557-4563 Ohio Street	4460510600	1929	Spanish Colonial Revival	
4474-4480 Oregon Street	4452512800	1925	Spanish Colonial Revival	
4049-4063 Park Boulevard	4455510400	1923	California Bungalow	
4617-4619 Park Boulevard	4450421200	1925	Spanish Colonial Revival	
3009-3015 Suncrest Drive	4383020200	1925	Tudor Revival	
1807-1821 University Avenue	4522010100	1925	American Colonial Revival	

Table 10-5: Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme

Property Address	APN	Year Built	Style	Resource Name
Influence of the Great Depression & World War II in North Park: 1930-1945				
4062-4072 30th Street	4463632400	1943	Minimal Traditional	
4347-4367 30th Street	4461630400	1939	Spanish Colonial Revival	
4421-4433 30th Street	4461230800	1940	Minimal Traditional	
4462-4466 30th Street	4461032400	1945	Minimal Traditional	
3969-3981 Alabama Street	4456810400	1940	Minimal Traditional	
3967-3971 Arizona Street	4457010500	1945	Minimal Traditional	
4341-4347 Arizona Street	4453510700	1940	Minimal Traditional	
4349-4355 Arizona Street	4453510600	1940	Minimal Traditional	
3934-3942 Bancroft Street	4464331900	1940	California Bungalow	
4439-4447 Florida Street	4452220700	1935	Minimal Traditional	
3982-3996 Hamilton Street	4457012600	1940	Modern	
3163-3167 Howard Avenue	4463230100	1945	Minimal Traditional	
4670-4680 Idaho Street	4450912400	1930	Spanish Colonial Revival	
4741-4745½ Idaho Street	4382710900	1941	Minimal Traditional	
4333-4339 Illinois Street	4461810800	1941	Minimal Traditional	
4341-4351½ Illinois Street	4461810700	1930	Streamline Moderne	
4380-4390 Illinois Street	4461832300	1935	Minimal Traditional	
4030-4040 Iowa Street	4463821900	1940	Minimal Traditional	
4077-4083 Iowa Street	4463830400	1940	Minimal Traditional	
4118-4124 Iowa Street	4463221900	1940	Minimal Traditional	
4218-4228 Iowa Street	4462510900	1936	Spanish Colonial Revival	
2926-2940 Juniper Street	5390910600	1930	Mission Revival	
3971-3981 Kansas Street	4464120300	1930	California Bungalow	
4110-4116 Kansas Street	4463022100	1937	Streamline Moderne	
4416-4430 Kansas Street	4461022000	1940	Minimal Traditional	
2975 Laurel Street	5390213100	1940	American Colonial Revival	Laurel Manor
2981 Laurel Street	5390213100	1940	American Colonial Revival	Laurel Manor
4370-4394 Louisiana Street	4453323000	1945	Modern	
4373-4379 Louisiana Street	4453410400	1940	Minimal Traditional	
3957-3959 Mississippi Street	4456820700	1940	Minimal Traditional	
4026-4030 Mississippi Street	4455621800	1940	Minimal Traditional	
4057-4063 Mississippi Street	4455710600	1940	Minimal Traditional	
4081-4087 Mississippi Street	4455710300	1930	Spanish Colonial Revival	
4118-4124 Mississippi Street	4455122500	c.1930	Spanish Colonial Revival	

Table 10-5: Residential Courts to be Included in a Multiple Property Listing as Identified in the 2015 Historic Resource Reconnaissance Survey Grouped by Theme

Property Address	APN	Year Built	Style	Resource Name
4343-4349 Mississippi Street	4453320800	1939	Craftsman	
4351-4355½ Mississippi Street	4453320700	1935	Minimal Traditional	
4679-4683 Mississippi Street	4450620300	1940	Minimal Traditional	
4350-4364 Ohio Street	4461631600	1936	Spanish Colonial Revival	
4474-4482 Ohio Street	4461232400	1940	Modern	
4349-4355 Oregon Street	4453610800	1935	Streamline Moderne	
4365-4369 Oregon Street	4453610600	1940	Minimal Traditional	
4541-4547 Oregon Street	4451720900	1940	Minimal Traditional	
4714-4724 Oregon Street	4382521900	1930	Spanish Colonial Revival	
4723-4731 Oregon Street	4382601100	1930	Spanish Colonial Revival	
4033 Park Boulevard	4455510600	1945	Spanish Colonial Revival	
4537-4541 Park Boulevard	4451310800	1940	Minimal Traditional	
4573-4587 Park Boulevard	4451310200	1930	Spanish Colonial Revival	
3002-3016 Quince Street	4536010400	1930	Spanish Colonial Revival	Roosevelt Court
4577-4583 Texas Street	4451610500	1935	Spanish Colonial Revival	
3936-3940 Utah Street	4457121600	1940	Minimal Traditional	
4142-4150 Utah Street	4463012700	1940	Minimal Traditional	
4341-4353 Utah Street	4461610900	1940	Minimal Traditional	
4409-4415 Utah Street	4461021400	1935	Minimal Traditional	
4430-4440 Utah Street	4461012200	1940	Minimal Traditional	
4442-4452 Utah Street	4461012300	1935	Minimal Traditional	
4460-4470 Utah Street	4461012500	1940	Minimal Traditional	
Post-World War II Development in North Park: 1946-1970				
4329-4341½ Alabama Street	4453311100	1953	Modern	
4075 Arizona Street	4455820300	1946	Modern	
4110-4114½ Arizona Street	4455311700	1950	Modern	
4058-4064 Hamilton Street	4455822400	1950	Minimal Traditional	
4066-4072 Hamilton Street	4455822500	1950	Minimal Traditional	
4646-4652 Idaho Street	4450912100	1950	Modern	
4501 Illinois Street	4460520700	1953	Minimal Traditional	
4470-4476 Illinois Street	4460513500	1960	Modern	
4471-4475½ Illinois Street	4460521100	1953	Modern	
4477-4481½ Illinois Street	4460521000	1954	Modern	
4502-4512 Ohio Street	4460531800	1951	Modern	

Table 10-6: *Potentially Significant Individual Resources Identified During Public Outreach, Grouped by Theme*

Property Address	APN	Year Built	Style	Property Type
Development of North Park: 1907-1929				
2432 El Cajon Boulevard*	4453421200	c.1925	False Front	Commercial
2621 El Cajon Boulevard*	4454220400	c.1910s	No Style	Commercial
3094 El Cajon Boulevard	4461831500	1927	Spanish Eclectic	Institutional
3093-3095 El Cajon Boulevard	4462530700	c.1922	Streamline Moderne	Commercial
Influence of the Great Depression & World War II in North Park: 1930-1945				
2528 El Cajon Boulevard	4453513000	c.1935	Art Deco	Institutional
2903-2911 El Cajon Boulevard	4462320500	c.1937	Streamline Moderne	Commercial
2921-2923 El Cajon Boulevard	4462320400	c.1940	Modern	Commercial
2927-2931 El Cajon Boulevard	4462320300	c.1935	Modern	Commercial
2923-2935 Meade Avenue	4461622300	c.1942	Moderne	Commercial
4121 Utah Street**	4463021300	1921	Craftsman	Residential
Post-World War II Development in North Park: 1946-1970				
4334-4382 30th Street	4461622900	c.1950s	Aztec Bowl Neon Sign	Sign
1835 El Cajon Boulevard	4453801400	c.1969	Modern	Commercial
1940 El Cajon Boulevard	4453222500	c.1946	Modern	Commercial
2136 El Cajon Boulevard	4453311500	c.1955	Modern	Commercial
2222 El Cajon Boulevard	4453321400	unkown	Wonder Weaver Painted Sign	Sign
2548-2550 El Cajon Boulevard	4453511600	1955	Modern	Commercial
3035 El Cajon Boulevard	4462330600	c.1962	Modern	Commercial
3051 El Cajon Boulevard	4462530100	c.1951	Colonial	Commercial
3069-3075 El Cajon Boulevard	4462530300 4462530400	c.1946	Streamline Moderne	Commercial
3984 Idaho Street***	4457112600	1921	Vernacular	Residential
2717 University Avenue	4530821100	c.1956	Modern	Institutional

*It has been indicated that this building may be socially/historically significant.
**This building was the childhood home baseball Hall-of-Famer Ted Williams.
***This building was the home of tennis champion Maureen Connolly during her accomplishments in the 1950s.

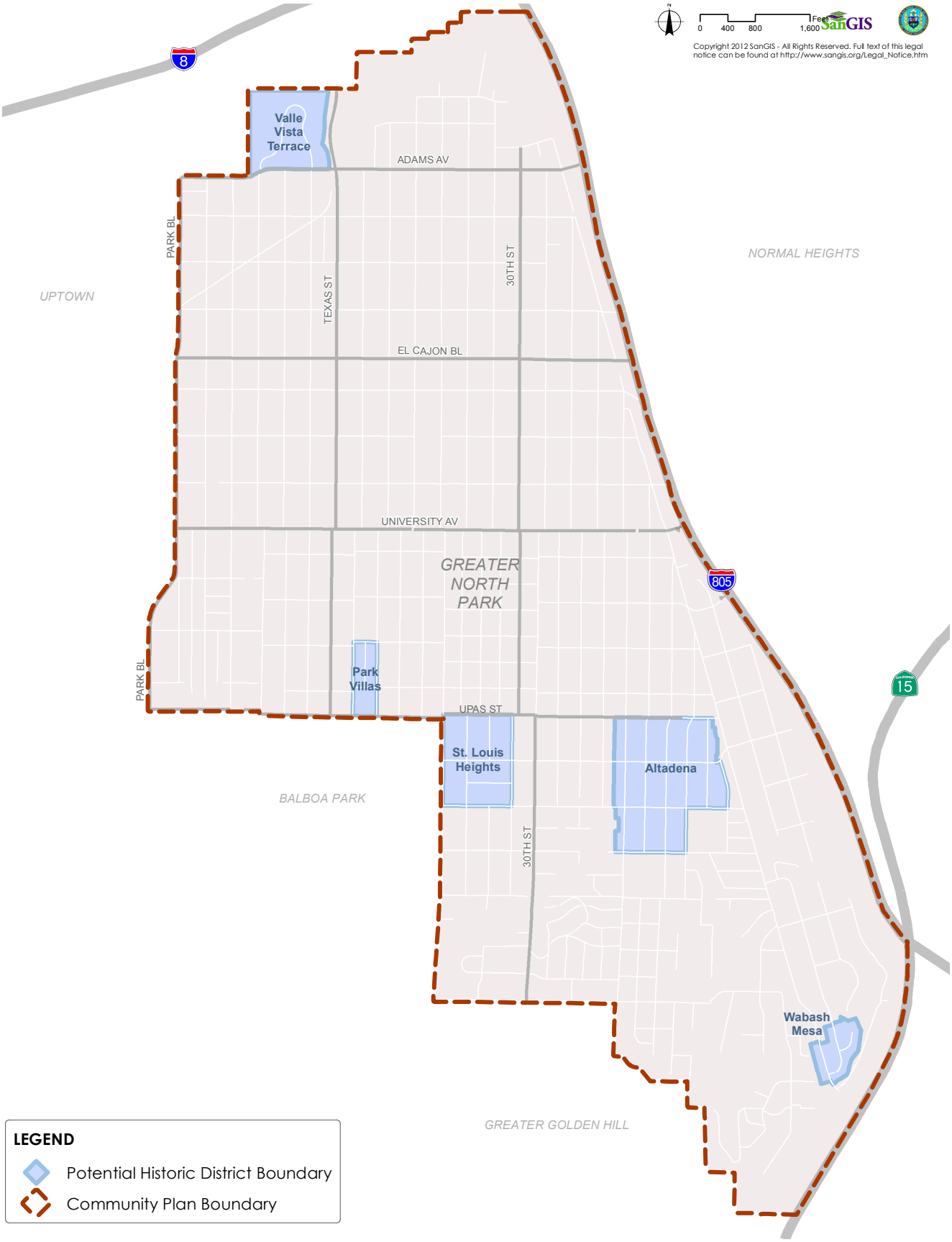
Table 10-7: *Additions to the Potential Residential Court MPL Identified During Public Outreach*

Property Address	APN	Year Built	Style	Property Type
2454-2474 Adams Avenue	4382401200	1928	Pueblo Revival	Residential Court
4449-4455 Florida Street	4452220600	1938	Minimal Traditional	Residential Court
4615-4623 Georgia Street	4450510900	c.1941	Minimal Traditional	Residential Court
4118-4121 Mississippi Street	4455122500	c.1925	Spanish Eclectic	Residential Court
4343-4349 Mississippi Street	4453320800	1935	Minimal Traditional	Residential Court

Table 10-8: *Potential Historic Districts Identified During Public Outreach*

Potential Historic District	Location	Size	Period of Significance	Theme(s)	Possible HRB Criteria
Valle Vista Terrace Historic District	Valle Vista Terrace Subdivision: - including Panorama Street, Cliff Street, and north side of Adams avenue	89 Parcels	c.1907-c.1940	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C
Park Villas Historic District	Dwight Street to the north; Arnold Street to the east; Myrtle Street to the south; Arizona Street to the west.	48 Parcels	c.1911-c.1937	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C
Altadena/ Carmel Heights/ Frary Heights Historic District	Altadena Subdivision: Blocks A, B, C, D, H, I, J, K, L; Western half of Block E. Carmel Heights Subdivision: Blocks 1, 2 and 3; Eastern half of Blocks 4 and 5. Frary Heights Subdivision: Block 10 - Lots 1, 2, 3, 4, 47, 48; Block 11 - Lots 1, 2, 3, 4, 45-48.	400 Parcels	c.1907-c.1945	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C
Wabash Mesa Historic District	Wabash Mesa Units No. 2 & 3 (1990-2277 Boundary Street, 2005-2264 Montclair Street, and Becky Place)	82 Parcels	c. 1963-1967	Post-World War II Development in North Park: 1946-1970	A, C
St. Louis Heights/ Lynhurst/ O'Nealls Terrace/ Wallace Heights Historic District	St. Louis Heights Subdivision: Block 2 & Eastern half of Block 1 Lynhurst Subdivision: Block 2 Wallace Heights Subdivision: Entire subdivision O'Nealls Terrace : Eastern half of Block 1	135 Parcels	c.1907-c.1945	Development of North Park: 1907-1929 Influence of the Great Depression & World War II in North Park: 1930-1945	A, C

Figure 10-4: *Location of Potential Historic Districts Identified During Public Outreach*



11

Mural by Joachim Ixcalli

ARTS AND CULTURE

11.1 PUBLIC ART

INTRODUCTION

By embracing public culture, art, and artists as vital to the creation of unique public places that provide physical, social, cultural, and economic benefits, North Park is setting a community standard for a proactive, thoughtful, and responsible approach to urban planning.

Incorporating public art and cultural programming into the fundamental aspects of planning elevates the quality of the urban environment and promotes a cohesive vision for the character of public places and neighborhoods throughout North Park. Rather than an afterthought, or last-minute embellishment to a building project, public art can serve as an integral part of the architecture, landscape, and urban design of a site. In addition, the preservation of historic, and architecturally significant buildings, is fundamental to the Community's vision.

The North Park Community Plan redefines the relationship of art to urban space as an integral part of the urban infrastructure and the natural environment. This Plan seeks to make North Park's commitment to excellence in design, architecture, and art readily apparent. By committing to a diversity of artists and public artworks of undisputed quality and excellence as integral to the success of its comprehensive planning effort, North Park assumes a leadership role as a forward-looking, progressive neighborhood, dedicated to defining a unique sense of place.

Community Vision for Arts and Culture :

"Arts, culture, and the humanities incorporated into the planning process as a guide for North Park's economic and social development ."

RELATIONSHIP TO THE GENERAL PLAN

Policies that apply to the North Park community, and this Arts and Culture Element, relate to, and are consistent with the Public Art and Cultural Amenities section of the Urban Design Element of the General Plan. In conjunction with the City of San Diego Commission for Arts and Culture's Public Art Master Plan and the City's overall Public Art Programs, these policies cover public art and cultural amenities, community and citywide identity, public spaces, developmental quality, and public participation.

Partnerships established between developers, businesses, artists, and the community can be most effective in gaining support for public art.

Ray street hosts gatherings of local and nationally known artists, galleries and art-related events and venues.

Public art can promote transit use as well as community pride.

Arts and Culture Element Goals:

The North Park Community Plan considers the role that public art and artists can play in planning. It addresses potential intersections between public culture and art, redevelopment, new development, streetscape, history, social services, recreational facilities, transit and public space.

1. Presentation of a broad range and high quality of cultural expressions for North Park;
2. Recognition and support of artists as essential contributors to the design of the environment and the identity of place.
3. Facilitation of interdisciplinary collaboration among artists, the public, developers, designers, and architects.
4. Establishment of partnerships between the public and private sectors.
5. Integration of public art and cultural programming throughout North Park as a significant tool for reinforcing community identity, increasing public use and enjoyment of public facilities, creating memorable places in the community, leveraging North Park's cultural assets for economic growth, and as a tool for celebrating the community's unique cultural identity.
6. A sustainable cultural ecosystem supported by a diversity of funding sources.
7. Preservation of historic places and buildings as a feature of North Park's cultural identity.

11.1 PUBLIC ART

North Park prides itself as a community that supports and celebrates public art and culture, commits to its growth through building new partnerships, fosters artists and art-making, creates awareness, and promotes North Park as a cultural tourism destination.

POLICIES

AC-1.1 Develop and retain North Park's cultural and creative workforce by supporting artists and cultural resources.

AC-1.2 Build partnerships among arts and culture, municipal, and private sectors.

a. Encourage collaboration between artists, arts organizations, and prospective developers.

b. Encourage sponsorship of individual and group arts and culture presentations, exhibitions, performances, and special events, such as festivals and cultural celebrations.

c. Promote collaboration among local and regional artists and arts organizations to increase opportunities for funding from a variety of sources.

d. Encourage businesses to hire artists to enhance their property through storefront improvements, landscaping, and site development.

Weeenosaurus Rex by Mark Paul Deren

AC-1.3 Provide space for North Park's cultural and creative sector.

a. Develop affordable live/work housing and facilities that include quality exhibition space, teaching studios, shared work spaces, and meeting/ lecture spaces.

b. Use vacant and underutilized storefronts and other non-residential buildings for temporary art installations.

c. Provide spaces for arts and cultural performances, as well as events and festivals in neighborhood parks, transit hubs, and other public areas.

AC-1.4 Support the efforts of the community's arts and culture education providers through in-school, after-school, and lifelong learning opportunities.

AC-1.5 Encourage a multi-faceted approach to public arts and culture by providing a range of opportunities that include: artists' participation in the design of civic spaces and private development; functional items such as street furnishings and way-finding elements; commissioned artworks by nationally and internationally renowned artists; temporary installations; artist residency programs; and projects specifically for local artists.

AC-1.6 To ensure the highest standards of art and artist participation, encourage developers to engage and consult professional expertise on national best practices in implementing projects.

AC-1.7 Promote North Park as a Center of Arts and Culture by strengthening marketing programs; increasing participation in arts and culture for residents and visitors; and attracting new audiences and dollars to help arts, culture, and tourism flourish.

AC-1.8 Recognize the contribution, and importance, of North Park's historic architecture to the community's unique character.

AC-1.9 Include public art and cultural amenities in municipal and private development projects, and engage artists early in the project design.

AC-1.10 Recognize the positive economic impact of a rich arts environment to attract new businesses and customers.

Public Works Projects – 2% for Art

Council Policy 900-11 outlines a process for including public art in selected Capital Improvement Program (CIP) projects. The Public Art Program is to be funded by two percent of the budget for all eligible CIP projects over $250,000. Artists are to be involved in the early stages of project design so that they may become an integral part of the design process.

Private Development – 1% for Art

The Municipal Code (Chapter 2, Article 6, Division 7) requires certain private developers to set aside one percent of their project budgets for art and cultural enhancement. The ordinance applies to eligible private commercial and industrial developments with a total building permit valuation equal to or in excess of five million dollars. This requirement may be satisfied by the financing of cultural and artistic facilities and/or on-site artwork. Private developers also have the option to pay a one half percent in-lieu fee. In-lieu fees are used for artistic enrichment of the City's public spaces.

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IMPLEMENTATION

12.1 COMMUNITY PLAN ENHANCEMENT PROGRAM

12.2 FINANCING MECHANISMS

12.3 PRIORITY PUBLIC IMPROVEMENTS AND FUNDING

12.4 ACTION ITEMS AND PRIORITIES

INTRODUCTION

The North Park Community Plan will be implemented through a number of different mechanisms which are outlined in this element. It describes the necessary actions and key parties responsible for realizing the plan's vision. Implementing these proposals will require the active participation of the City departments and agencies, regional agencies such as SANDAG, and MTS, and the community.

This plan recommends a number of actions for the City and the North Park community to pursue in order to implement the policies and recommendations of this plan for the entire planning area. These actions include, but are not limited to:

- Process zoning changes to implement the land use element.
- Approve and regularly update an Impact Fee Study (IFS) identifying the capital improvements and other projects necessary to accommodate present and future community needs as identified throughout this Community Plan.
- Implement facilities and other public improvements in accordance with the IFS.
- Pursue grant funding to implement unfunded needs identified in the IFS.
- Apply project design recommendations when properties develop in accordance with the plan.
- Pursue formation of Assessment Districts, Business Improvement Districts, Property Based Business Improvement Districts and Parking Districts, as appropriate, through the cooperative efforts of property owners and the community in order to construct and maintain improvements.

The implementation strategies that have been identified focus on various Incentive Programs, Financing Mechanisms, and Improvement Priorities that could be considered toward this effort. Table 12-4 (Implementation Actions) begins to define the actions, responsible parties, and timeframes needed to ensure the timely implementation of the plans, policies, and developments envisioned by the Community Plan. Implementation Actions, in Table 12-4, can be used to help establish project and funding priorities as part of the City's annual budget process.

12.1 COMMUNITY PLAN ENHANCEMENT PROGRAM

The Community Plan Enhancement Program is an integral component of this Community Plan Land Use Element, which consists of the Transit-Oriented Development Enhancement Program and the Pedestrian-Oriented Infill Development Enhancement Program.

- ***Pedestrian-Oriented Infill Development Enhancement Program:*** This program is intended to create more street and pedestrian friendly projects within the area located between Lincoln Avenue and Howard Avenue.
- ***Transit- Oriented Development Enhancement Program:*** This program is intended to allow for increased residential density to create more street and pedestrian friendly projects that support transit along the Bus Rapid Transit corridor along Park Boulevard and El Cajon Boulevard.

The Community Plan Enhancement Program allows for the density range for the areas identified in Figure 2-4 to be increased, whereby an applicant may request approval of the increased density on a specific property through a Planned Development Permit.

12.2 FINANCING MECHANISMS

This section presents the estimated costs for infrastructure and streetscape improvements for the major transit corridors and village areas and identifies various financing mechanisms that could be used to encourage public and private development and investment in the community. Table 12-1 (City of San Diego Financing Mechanisms) describes potential financing strategies that can be pursued by the City of San Diego, their eligible uses, and parameters in which they can be applied. Table 12-2 (Local Financing Mechanism) describes a potential local funding program, eligible uses, and parameters for application. Table 12-3 (Developer/Property Owner/User Financing Mechanisms) describes financing programs that can be directly or in partnership with the City applied to developers, property owners, and users; eligible uses; and the parameters for their application.

Implementing improvement projects will require varying levels of funding. A variety of funding mechanisms are available depending on the nature of the improvement project:

- Institution of updated impact fees for new development.
- Requiring certain public improvements as part of new development.
- Establishing community benefit districts, such as property-based improvement and maintenance districts for streetscape, lighting, sidewalk improvements, etc.

Table 12-1: *City of San Diego Financing Mechanisms*

Funding Mechanism	Description	Eligible Uses	Funding Parameters
Capital Improvement Program (CIP)	The CIP is the City's multi-year planning instrument used to facilitate the timing and financing of capital improvements. The CIP identifies the sources of funds available for capital improvement projects	• Lease or purchase of land and rights-of-way • Construction of buildings or facilities • Public infrastructure construction • Purchase of major equipment and vehicles • Studies and plans associated with capital projects • Projects requiring debt obligation and borrowing	• Additionally, the City can elect to dedicate portions of specific General Fund revenues, e.g., TOT, sales tax, etc. to targeted capital improvements if the City determines that sufficient benefit exists for the assistance
Deferral of Permits/Fees	Deferral of select permits and fees that results in upfront development cost reductions	• Permit and fee charges payable to the City	An application must request fee deferral as part of their project

Table 12-2: *Local Financing Mechanism*

Funding Mechanism	Description	Eligible Uses	Funding Parameters
TransNet	Half-cent sales tax for local transportation projects that has been instrumental in expanding the transportation system, reducing traffic congestion, and bringing critical transit projects to life. Over the 40 year life of the tax, TransNet will generate $14 billion for transportation improvement projects and programs.	• The local half-cent sales tax pays for upgrades to streets, highways, and transit systems, as well as environmental protection. • It is expected to raise $14 billion for important upgrades – such as adding high occupancy vehicle lanes and transit facilities – to Interstates 5 and 15, and 805, as well as State Route 94. • The TransNet extension also funds local roads, bike and pedestrian paths, smart growth projects, and habitat preservation, as well as new Rapid bus lines and rail service expansion.	• Each local agency shall biennially develop a five-year list of projects to be funded with revenues made available for local street and road improvements under Section 4(D). • All projects to be funded with revenues made available under must be consistent with the Regional Transportation Plan (RTP). Project priorities or phasing shall also be consistent with the RTP.

Table 12-3: *Developer/Property Owner/User Financing Mechanisms*

Funding Mechanism	Description	Eligible Uses	Funding Parameters
Landscaping Districts/ Parking Districts	• Assessment on properties located within a specific district that benefit from landscaping and/or parking • Alternatively, collection of parking in-lieu fees on new development in lieu of on-site parking	• Landscaping districts allow for the funding of lights, recreational equipment, landscaping, and/or parking • Parking districts allow for the acquisition, improvement, and operation of shared parking facilities	• Funds are typically collected concurrently with the annual business license tax or property tax bill, with varying formulas for retail vs. nonretail businesses, and residential vs. non-residential property • Parking in-lieu fees can be based on cost of off-site parking facilities
Business Improvement Districts (BIDs)	• Annual fees paid by business owners and/or property owners to fund activities and programs intended to enhance the business environment in a defined area	• Marketing and promotion • Security • Streetscape improvements • Operating and maintenance of public improvements • Special events	• Once established, annual BID fees are mandatory for businesses/ properties located within the BID boundary • Business-based BID fees are collected with business license fees; property-based BID assessments are collected on property tax bills
Developer Impact Fees	• Fees paid by developers to pay all or a portion of the costs of any public facility that benefits their development	• Capital facilities or ongoing services, such as: • School impact fee, • Mitigation fee • Water meter installation, • Sanitation capacity charge, • Water system, facility/ backup facility charge	• Fees are paid in the form of a specified amount as a condition to the issuance of building permits, an occupancy permit, or subdivision map approval

Table 12-3: *Developer/Property Owner/User Financing Mechanisms (Continued)*

Funding Mechanism	Description	Eligible Uses	Funding Parameters
Property Owner/Developer Exactions	• Payments made by developers or property owners in addition to, or in lieu of, development impact fees • Funds contributed are used to install selected public improvements. • Developers are required to construct specific improvements	• Dedication of right-of-way streets and utilities • Provision of open space • Parks or landscape improvements • Schools and community facilities	• Typically paid or committed as part of the development approval process
Developer Advances/ Reimbursement Agreements	• Advance of funds from developers for use toward backbone infrastructure • Alternatively, developers construct and deliver specific improvements • City and developer enter into Reimbursement Agreement	• Infrastructure	• Typically repaid from Community Facilities District (CFD) bond proceeds, and/or development impact fees collected from future developers
Community Facilities Districts (CFDs)/ Infrastructure Finance Districts	• A special tax placed against property located within an established district to fund public facilities and services • Municipal bonds supported by revenues from the special tax are sold by the CFD to provide upfront funding to build improvements or fund services	• Fund capital facilities including: Parks, Schools, • Fire stations, Water and sewer systems, • Government facilities • Purchase, construction, and improvement or rehabilitation of real property	• Requires 2/3 vote of qualified electors in district. If fewer than 12 residents, vote is conducted on current landowners • Assessment based on allocation formula, not necessarily in proportion to the benefit received • Requires value to lien ratio of 3:1
Special Assessment Districts	• Similar to a CFD but shifts the funding of infrastructure from all taxpayers to only those who benefit specifically from the improvement • Sets a fixed lien on every parcel within the assessment district • Municipal bonds supported by special assessments provide upfront funding	• Construction of capital facilities such as roads, water, sewer, and flood control	• Typically property owners petition a City to form a district to finance large-scale infrastructure improvements • Assessments on property owners are determined in proportion to the benefit received
User Fees	• Fee imposed by a city, utility, or other franchise for services and facilities they provide	• Water meter hook-ups • Gas, electric, cable, and telephone hook-ups • Park and recreation facilities	• Use of user fee revenues are limited to paying for the service for which the fees are collected • The fee amount may not exceed the cost of providing the service but may include overhead, capital improvements, and debt service

12.3 PRIORITY PUBLIC IMPROVEMENTS AND FUNDING

The proposals for improvements to streets and open spaces described in this plan vary widely in their range and scope— some can be implemented incrementally as scheduled street maintenance occurs, and others will require significant capital funding from local, state, regional, and federal agencies, or are not feasible until significant redevelopment occurs. Grants and other sources of funding should be pursued wherever possible. A complete list of projects is included in the Impact Fee Study (IFS). Following are some of the higher priority recommendations.

12.4 ACTION ITEMS AND PRIORITIES

Table 12-4 identifies actions and priorities that implement physical improvements for mobility, streetscape, and infrastructure, included in the Community Plan. The implementation of these improvements will help realize the vision of the Community Plan. The improvements will enhance the community and support future private investment and development.

The table is intended to provide a mechanism to establish annual programmatic and budgeting priorities and monitor progress in achieving the actions. In conjunction with the City's annual budget process, the identified actions and their priority may be adjusted given funding availability, feasibility of implementation, timing of private development, or as new funding opportunities are available over time. Public improvements are also addressed in the IFS.

Table 12-4: *Implementation Actions*

NO.	Implementation Actions	Policy	Priority
Sidewalk and Pedestrian Improvements			
1	Provide sidewalks that are 15 feet wide (minimum) along the corridors to enhance pedestrian and commercial activity	LU-3.8	Medium
2	Enhance pedestrian travel routes by constructing missing sidewalks based upon infrastructure conditions and level of use or utility to access local destinations	ME-1.1	High
3	Provide marked crosswalks and pedestrian countdown signals and/or pedestrian phasing at signalized intersections along the pedestrian routes including but not limited to those identified in Figure 3-1	ME-1.3	High
	"Encourage the installation of corner bulb-outs to accommodate public gathering spaces and promote pedestrian/bike safety wherever possible, including but not limited to the following pedestrian corridors:"		
4	a. Install corner bulb-outs at University Avenue at the intersections with Arnold Avenue and Pershing Avenue	ME-1.4	Medium
5	b. Install corner bulb-outs at Park Boulevard at the intersections with Upas Street and Myrtle Avenue	ME-1.4	Low
6	c. Install corner bulb-outs at Texas Street at intersections between Wightman Street and Meade Avenue	ME-1.4	Medium
7	d. Install corner bulb-outs at 30th Street at the intersections with Howard Avenue, North Park Way, and Dwight Street	ME-1.4	High
8	e. Install corner bulb-outs at North Park Way at the intersections with 29th Street and Granada Avenue taking into consideration the North Park Mini Park and Streetscape Improvements Project	ME-1.4	Medium
9	f. Install corner bulb-outs at the intersection of Adams Avenue and Oregon Street	ME-1.4	Low
	Support the implementation of pedestrian facility improvements and increase connectivity within the community and to Balboa Park by removing barriers to accessibility and adding sidewalks, curb ramps and crosswalks at locations including but not limited to the following:		
10	a. The intersection of Upas Street and 30th Street	ME-1.5	High
11	b. Along the north side of University Avenue between Park Boulevard and Florida Street	ME-1.5	High
12	c. Across Pershing Drive at 28th Street and Redwood Street, as well as sidewalks on both sides of Pershing Drive	ME-1.5	Medium
13	d. In Morley Field and the East Mesa areas of Balboa Park adjacent to North Park including Morley Field Drive	ME-1.5	Low
14	Implement the North Park Mini-Park and Associated Streetscapes Master Plan of July 2012	ME-1.11	High
15	Implement traffic calming treatments on residential streets where appropriate	ME-1.12	Medium
	Implement Recommendations contained in the Balboa Park East Mesa Precise Plan which specifically aim to improve the existing and future accessibility to and from recreation facilities and North Park, particularly as follows:		
16	a. Provide 8'0" wide sidewalks with 10'0" wide planted parkways and security lighting within the Neighborhood Edge of Balboa Park along 28th and Upas Streets, and provide parallel parking adjacent to the curb, to connect the Neighborhood Edge with the surrounding community	RE-3.5	Medium
17	b. Construct pedestrian/bicycle paths and bridges where necessary, within the Neighborhood Edge of Balboa Park to facilitate the park circulation system	RE-3.5	High
Bicycle Improvements			
	Support and implement bicycle priority streets and facilities that connect North Park to neighboring communities with emphasis on constructing issuing bikeways in the bikeway network, including but not limited to:		

Table 2-4: Implementation Actions (Continued)

NO.	Implementation Actions	Policy	Priority
5	a. Normal Heights and City Heights including connections along the following roadways: Adams Avenue, Meade Avenue, El Cajon Boulevard, Lincoln Avenue, and University Avenue	ME-1.14	Low
5	b. Multi-use paths to Greater Golden Hill including new connections along 28th Street adjacent to Balboa Park and between Boundary Street and Ash Street	ME-1.14	Medium
5	c. Multi-use paths to Downtown and Balboa Park including new connections across and along Pershing Avenue, Florida Drive and Morley Field Drive. Consideration should include a protected bike lane on Pershing Drive	ME-1.14	High
5	Where Feasible, repurpose right-of-way to provide and support a continuous network of safe, convenient, and attractive bicycle facilities	ME-1.17	High
3	Support the installation of bike corrals within commercial corridors to support bike and foot traffic and enhance neighborhood identity	ME-1.18	Medium
Street, Traffic Signal, Signage, and Traffic Calming Improvements			
1	Support the enhancement of Florida Drive from North Park to Downtown to create an efficient and safe multi-modal Complete Street	ME-3.15	High
2	Establish connectivity between North Park and Hillcrest along the east-west connection, impaired by the Mid-City Rapid Bus along Park Boulevard between University Avenue and Washington Street	ME-3.17	High
3	Support the construction of modern roundabouts at Pershing Drive and Upas Street	ME-3.19	High
4	Support the construction of modern roundabouts at Upas Street and 30th Street	ME-3.19	Medium
5	Support the construction of modern roundabouts at Laurel Street and 30th Street	ME-3.19	Low
6	Support the construction of modern roundabouts at El Cajon Boulevard/Park Boulevard/ Normal Street	ME-3.19	Medium
7	Utilize ITS technology such as traffic signal coordination and transit priority measures to move people safely and efficiently through the community, especially along major transit corridors such as El Cajon Boulevard and University Avenue, and other corridors such as 30th Street and Park Boulevard	ME-4.3	Medium
8	Enhance the gateways into North Park within the community by utilizing signage, landscaping, other public improvements, iconic architecture, monuments, plazas, and public art. (Refer to Figure 4-1 for their location)	UD-2.41	High
9	Emphasize gateways along El Cajon Boulevard at Park Boulevard and Boundary Street, with street improvements, district identification signs, neighborhood identification features, major landscaping statements, coordinated colors, and iconic architecture	UD-3.21	Low
10	Develop coordinated street improvement programs [for University Avenue] including street trees, landscaped islands, unified paving, and public art	UD-3.27	High
11	Provide improvements such as public art, monuments, decorative signage to enhance the entryway into North Park on Adams Avenue	UD-3.36	Low
12	Design gateways that enhance the arrival experience of pedestrians, bicyclists, and motorists along Park Boulevard at Adams Avenue, El Cajon Boulevard, Howard Avenue, Lincoln Avenue, University Avenue and Upas Street	UD-3.37	Low
13	Support efforts to promote the use of the North Park public garage, including the addition of signage to make visitors to this commercial district aware of this parking facility	EP-1.7	Low
14	Establish wayfinding signs within the community to facilitate efficient and more immediate vehicle access to community destinations such as parks, schools, business areas, the theater, and the North Park Parking structure for motorists	NE-1.2	Low
15	Raise awareness to changes in vehicle speed on major thoroughfares in residential areas through the placement of neighborhood traffic calming measures such as landscaping, community identity signs, and installation of public art along streets such as 30th Street, Upas Street, Pershing Drive, Texas Street, Florida Drive, Pershing Drive, and Park Boulevard	NE-1.3	Low
16	Commemorate and interpret the trolley line and its significance to the historical development of North Park through markers, signage and educational materials	HP-3.7	Low

Table 2-4: Implementation Actions (Continued)

NO.	Implementation Actions	Policy	Priority
Public Facilities Improvements			
	"Provide facilities that accommodate a full range of City Programs to serve residents and cultivate civic involvement"		
1	a. Locate free public meeting spaces in easily accessible locations throughout North Park, including but not limited to facilities that are to be rebuilt at the North Park Community Park	PF-1.2	High
2	b. Establish a City of San Diego Police Community Relations Office in the hub of the community near 30th Street and University Avenue and/or a to be determined location on El Cajon Boulevard	PF-1.2	Medium
3	Support the relocation of the University Heights Library to the Normal Street Teachers Annex	PF-1.6	Low
4	Provide space for North Park's cultural and creative sector	AC-1.3	Low
5	Provide spaces for arts and cultural performances, as well as events and festivals in neighborhood parks, transit hubs, and other public areas	AC-1.3	Low
6	This project provides for, planning, design, and construction of a new 25,000 square-foot library to replace the existing facility at 3795 31st Street. The plan is to construct a 3 story building on the present site. (Added by MOTION at the NPPC Board Meeting April 19, 2016)		High
Sustainability & Conservation and Historic Preservation Improvements			
1	Support the establishment of a Sustainability Resource Center to provide information and resources. These should include technical, financial, marketing assistance, educational opportunities, job training and placement programs to residents, businesses, schools, nonprofits, developers, design and construction professionals	SE-1.12	Low
2	Increase the community's overall tree canopy in North Park to cover to the Citywide goal of 20% in urban residential areas and 10% in commercial areas to provide air quality benefits and urban runoff management	SE-1.32	Medium
3	Work with local organizations to develop a North Park Community Forest Master Plan, to include such elements as tree preservation, tree placement, shade considerations, tree diversity, preferred tree list and planting specifications	SE-1.38	Low
4	Encourage street tree and private tree planting programs throughout the community to increase absorption of carbon dioxide and pollutants	SE-4.4	Medium
5	Prepare a Historic Context and Multiple Property Listing addressing courtyard apartments/bungalow courtyards for review and designation by the Historical Resources Board	HP-2.6	Medium
6	Provide opportunities for education and interpretation of North Park's diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretative signs, markers, displays, and exhibits at public buildings and parks	HP-3.1	Low

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APPENDIX A: SUMMARY OF PARK AND RECREATION NEEDS ASSESSMENT SURVEY

A.1 SUMMARY OF PARK AND RECREATION NEEDS ASSESSMENT SURVEY

(Golden Hill, North Park, and Uptown Communities, prepared by BW Research Partnership, August 2011)

Six key findings of the survey pertaining to the North Park Community included the following:

- Individual activities (walking with or without a dog, jogging/running, and relaxing) were the most frequently reported activities in neighborhood parks and Balboa Park by residents in all three communities;
- North Park residents placed a high level of overall importance on expanding and improving the trails, paths, and walkways in and around their community (73%), and improving and enhancing existing park and recreation facilities (72%). An overwhelming majority of residents reported walking for exercise as the top use of neighborhood trails and walkways (72%);
- The renovation and improvement of existing neighborhood parks was reported as the highest investment priority for future parks and recreation facilities (63% North Park);
- More than half of North Park residents preferred smaller neighborhood parks closer to home (58%) compared to larger community parks with more resources (31%);
- Investing in small parks or trails that connect to existing parks, including Balboa Park (60.8%), and improving school grounds (60.2%) received the highest priority for alternative parks and recreation facilities; and
- An overwhelming majority of residents supported the use of Balboa Park for local parks and recreation (82% North Park), such as: walking, running, jogging, or exercising, quiet times of reflection, bicycling or skating, children's play areas, picnicking, pick-up ball games and other related informal sports.

PRIORITIES FOR PARK AND RECREATIONAL FACILITIES

The survey evaluated community priorities in both traditional parks and recreation facilities including existing parks and city pools, as well as alternative parks and recreation facilities (a.k.a. park equivalencies) including roof-top parks, school grounds, and trails that provide recreational opportunities, revealing the following four priorities of highest importance:

- Improving and enhancing existing park and recreational facilities. Throughout the survey, residents seemed to indicate a preference for improving and developing what is already there rather than creating something new.
- Expanding and enhancing existing trails, paths, and walkways in and around existing communities. Given the high usage of parks and trails for walking, running, and exercising, any investment in developing trails, paths, and walkways is likely to show a high return on investment for residents in terms of usage and impact on satisfaction.
- Improving school grounds so they can be better used by residents for recreational activities. Overall, residents consistently supported the idea of building upon the resources and facilities that are already in place rather than building or developing completely new infrastructure.
- Small parks or trails that connect to existing parks including Balboa Park. This priority is consistent with residents' overall view that Balboa Park should not only be a regional attraction, but also provide local residents park and recreational amenities.

USE OF NEIGHBORHOOD PARKS AND OUTDOOR RECREATIONAL AREAS

The survey identified the community's top six uses of neighborhood parks and outdoor recreational areas as:

- Walking (without a dog)
- Running or outdoor exercises
- Picnicking, sunbathing, reading, or relaxing outdoors
- Dog-walking
- Quiet times of reflection
- Playgrounds for children

INVESTMENT PRIORITIES FOR EXISTING PARKS AND RECREATION FACILITIES

Investing in existing parks and recreational resources was reported as a high priority, most especially in the following nine potential investment areas:

- Renovate and improve existing neighborhood parks to increase use;
- Increase the amount of land for parks;
- Develop new sports fields, such as soccer, football, or baseball;
- Develop new off-leash dog parks;
- Develop areas in parks that accommodate birthday parties or large picnic gatherings;
- Increase the number of city-owned gyms for indoor sports, such as basketball or indoor volleyball;
- Develop new recreational facilities such as a community recreation center;
- Build new skateboard parks;
- Build new swimming pools.

INVESTMENT PRIORITIES FOR ALTERNATIVE PARKS AND RECREATION FACILITIES

Investment priorities for alternative parks and recreation facilities (park equivalencies) included eight areas of potential investment:

- Improving school grounds so they can be better used by residents for recreational activities;
- Small parks or trails that connect to existing parks including Balboa park;
- Public facilities that have multiple uses including children's play area, as well as multi-purpose fields and courts;
- Parks developed on unused streets that no longer have vehicles on them;
- Plazas and gathering areas;
- Roof-top parks;
- Narrowing wide streets to provide linear parks along the streets;
- Parks in private developments with some public access.

Lastly, the survey revealed that the top locations where the community recreated indoors were at private and non-profit recreation facilities (e.g., YMCA), which is understandable in view of the lack of public, City-operated, facilities within the community to serve their needs.

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APPENDIX B: NATURAL RESOURCE MAPPING / MHPA BOUNDARY LINE CORRECTION

B.1 NATURAL RESOURCE MAPPING/MHPA BOUNDARY LINE CORRECTION

As part of the North Park community plan update process the areas designated by the community plan as open space and areas within the Multi-Habitat Planning Area (MHPA) were reviewed for their applicability to conservation of environmentally sensitive lands. It was determined that some areas had been mapped to include what appeared to be a significant extent of existing development (i.e., houses, streets) while other areas containing sensitive biological resources were not included. Therefore, a comprehensive, systematic approach was developed in order evaluate areas of existing developed land that should be removed as well as areas where biological resources should be added. The following GIS layers were reviewed:

- Existing MHPA and Community Plan Open Space boundaries
- 1992 aerial mapping
- Public Ownership
- City Dedicated and Designated Open Space Lands
- SANGIS Conserved Lands database
- Topographical data
- SANGIS Vegetation layers – 1997 and 2012
- 2012 aerial mapping

City staff reviewed the first two layers to determine where, if any, potential errors existed. Subsequent GIS layers were added to refine the boundary lines. A comprehensive MHPA boundary line correction for the communities of North Park, Uptown and Golden Hill was considered in coordination with the State and Federal Wildlife Agencies and is consistent with the goals of the Multiple Species Conservation Program (MSCP) to conserve biological resources and allow for existing and future development in appropriate areas. The net gain in acreage to the MHPA for the three community plan areas would be 23.7 acres.

The evaluation process considered the following factors:

1. The proposed area to be corrected out was legally permitted pre-adoption of the MSCP (1997); or
2. If there appears to be a GIS mapping error, a correction may be considered if it would not result in either:
   (A) Removal of habitat, including wetlands;
   (B) Impacts to biological buffer areas (e.g., wetland buffer, wildlife corridor).
3. Removing the area from the MHPA would not avert the applicant from having to otherwise comply with the City's MSCP Land Use Adjacency Guidelines.

Additionally, the MHPA boundary was corrected by shifting the boundary to the rear potion of many private parcels thereby resulting in the removal of existing single-family homes and brush management zone 1 while adding sensitive habitat/resources. In a few cases, sensitive habitat/resources located within designated community plan open space on private land was added to the MHPA in order to expand the local wildlife corridor and increase the viability and connectivity of sensitive habitat within the existing MHPA. Regardless of the MHPA boundary line correction, these addition areas are regulated through ESL for sensitive biological resources and steep slopes. The MPHA boundary line correction would not add or increase any regulations associated with City projects such as sewer line repairs within the canyons. These projects would continue to be conducted in accordance with the Canyon Sewer Cleaning Program (LDR No. 6020), Council Policies 400-13 and 400-14 and Community Plan policies related to this program.

As described in Table B-1, the changes in MHPA in North Park would result in the addition of 0.4 acres of chaparral, 8.7 acres of coastal sage scrub, 5.7 acres of disturbed land, and the deletion of 21.7 developed acres. See Table B-1 for the breakdown of the additions and deletions to the MHPA per vegetation community/ land cover type.

As shown in Figure B-1 and Table B-1, a majority of the corrections removed developed and disturbed land while adding sensitive habitats, including coastal sage scrub and chaparral. City-owned lands within designated community plan open space areas adjacent to the existing MHPA have been added to the MHPA.

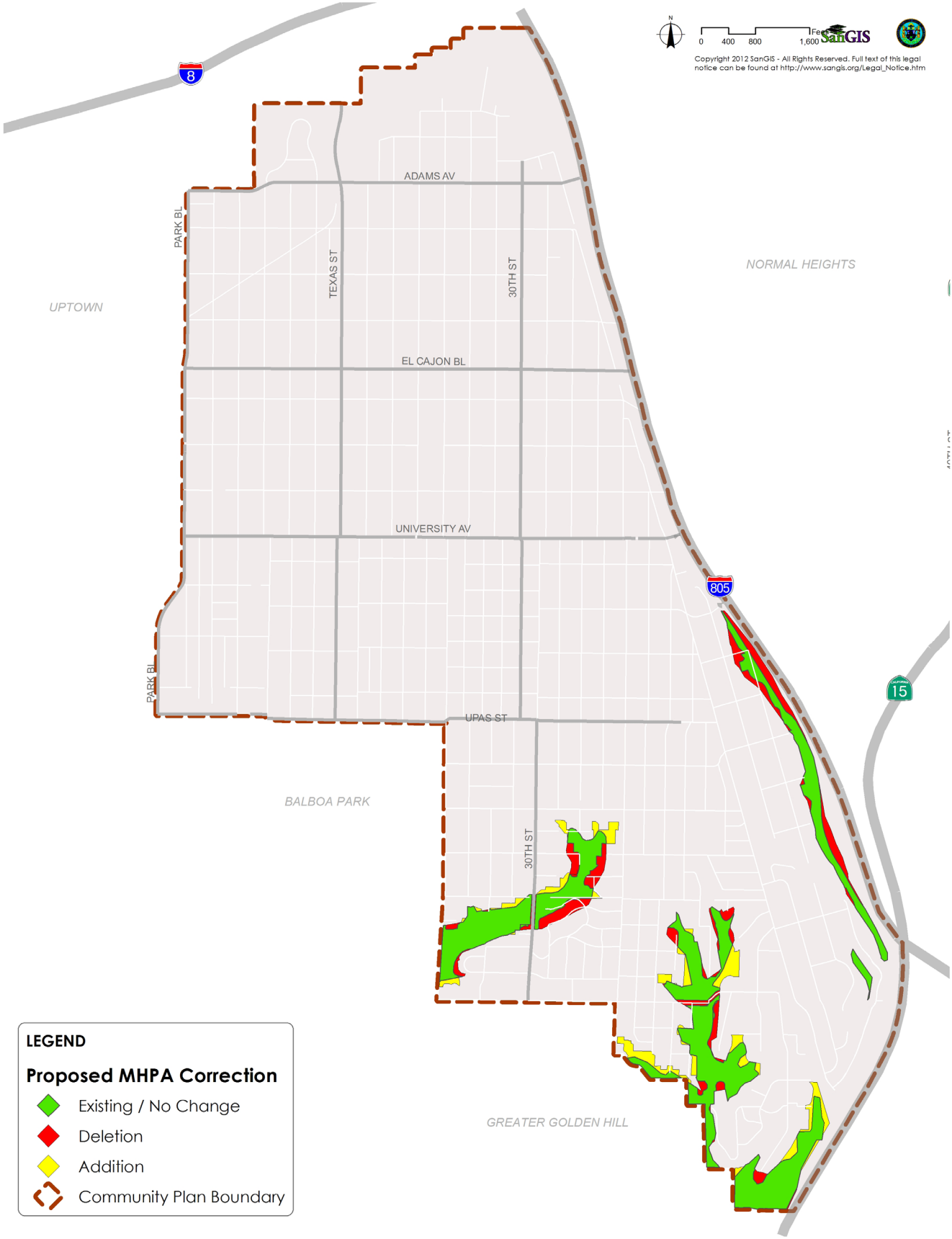
Preservation of sensitive habitat is consistent with the goals of the MSCP, the Conservation Element for the three Community Plans, and the City's Environmentally Sensitive Lands (ESL) regulations. Correcting the MHPA boundary would not relieve projects from having to otherwise comply with the City's MHPA Land Use Adjacency Guidelines.

The MHPA correction removed: 1) existing development (i.e., structures and streets), and; 2) the 35-foot brush management zone 1 area as required in accordance with the City's Land Development Code, Section 142.0412.

Table B-1: *Result of the MHPA Boundary Line Correction for North Park*

Vegetation Community/ Land Cover Type	MHPA Addition	MHPA Deletion	Change in MHPA
Chaparral	0.5	0.1	0.4
Coastal Sage Scrub	8.8	0.1	8.7
Disturbed Land	7.1	1.4	5.7
Developed	0.0	21.7	-21.7
Total	**16.4**	**23.3**	**-6.9**

Figure B-1: *MHPA Boundary Line Correction*



APPENDIX C:
NORTH PARK ARCHAEOLOGICAL STUDY

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COMMUNITY PLAN UPDATE FOR THE COMMUNITY OF GREATER NORTH PARK PREHISTORIC CULTURAL RESOURCES CITY OF SAN DIEGO, CALIFORNIA

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SUMMARY

The City of San Diego (the City) is preparing community plan updates for various communities within San Diego. The City requires a constraints analysis and cultural resources sensitivity analysis for prehistoric resources in support of the community plan update for the community of Greater North Park. The community of Greater North Park is located in the mesa top bounded by Mission Valley to the north, the community of Uptown to the west, Balboa Park and the community of Greater Golden Hill to the south, and Interstate (I) 805 and I-15 to the east.

A records search was conducted by the City using the California Historical Resources Information System. An updated records search was conducted by AECOM at San Diego State University's South Coastal Information Center in June 2011 and the Museum of Man in November 2012. The archival search consisted of an archaeological and historical records and literature review. The results of the records search indicated that 42 previous investigations have been conducted and seven cultural resources have been recorded within the community of Greater North Park. These resources consist of a prehistoric lithic scatter, two prehistoric isolated finds, and four historic refuse deposits. In addition to a records search, a Sacred Lands File check from the Native American Heritage Commission (NAHC) indicated that sacred lands have been identified within the vicinity of the community of Greater North Park. The NAHC provided AECOM with a list of local tribal entities and other interested parties, and a consultation program is in the process of being conducted in coordination with the City.

Based on the records search, the NAHC Sacred Lands File check, and regional environmental factors for the community of Greater North Park, two cultural sensitivity levels have been identified. As the majority of the area is developed, the cultural sensitivity for the community of Greater North Park is low. However, the community contains several previously recorded sites and/or undeveloped land that has not been previously surveyed, and the cultural sensitivity in these areas is considered high.

Participation of local Native American tribes is crucial to the protection of cultural resources. Native American participation is required for all levels of future investigations in the Greater North Park community in accordance with the City's Historical Resources Guidelines (City of San Diego 2001). Areas that have not been developed should be surveyed to determine presence or absence of historical resources and whether additional evaluation is required. In areas that have been previously developed, additional ground-disturbing activities may require further evaluation and/or monitoring.

INTRODUCTION

The City of San Diego (the City) is preparing community plan updates for various communities within the City of San Diego. The City has required a constraints analysis and cultural resources sensitivity analysis for prehistoric resources in support of the community plan update for the community of Greater North Park. The community of Greater North Park is located in the mesa top bounded by Mission Valley to the north, the community of Uptown to the west, Balboa Park and the community of Greater Golden Hill to the south, and Interstate (I) 805 and I-15 to the east.

A records search was conducted by the City using the California Historical Resources Information System (CHRIS) in support of the Greater North Park community plan update. AECOM conducted a literature review at the South Coastal Information Center (SCIC) and a records search update at the San Diego Museum of Man. This report documents the records search and literature review results, and identifies the prehistoric cultural resources sensitivity for the community of Greater North Park.

PROJECT PERSONNEL

Resumes for key project personnel are presented in Appendix A. Senior technical review was provided by Rebecca Apple, MA, Registered Professional Archaeologist (RPA). Project management and primary point of contact for AECOM was provided by Stacey Jordan-Connor, PhD, RPA. Cheryl Bowden-Renna and Stephanie Jow prepared this technical report. The paleoenvironmental section was authored by Andrew York, MA, RPA.

SETTING

The following discussion begins with a review of past and current environment settings and the basic framework of human occupation of coastal Southern California, specifically the San Diego area and including the community of Greater North Park.

ENVIRONMENTAL SETTING

Paleoenvironmental Setting

The early Holocene was a time of environmental transition, with a number of global climatic trends resulting in biotic and habitat adjustments in what is now coastal Southern California. Although temperatures in the Northern Hemisphere were characterized by pronounced warming in the early Holocene (West et al. 2007), local climates in what is now the San Diego area may have been relatively cool and wet due to the influence of coastal fog produced by upwelling and the resultant cold sea surface temperatures (Pope et al. 2004). In general, however, the early Holocene was a time of climatic warming in coastal California, resulting in a number of changes to biotic communities, most prominently being the retreat of coniferous forests and the expansion of oak woodland throughout most of the region.

The most significant environmental change at this time, however, was likely the stabilization of sea levels. By the time people first arrived in what is now the San Diego area, sea levels had been rising rapidly for several thousand years, pausing only briefly at approximately 11,500 years before present (B.P.) for the Younger Dryas re-glaciation and again for another global cooling event in approximately 8200 B.P. (Masters and Aiello 2007). This rapid transgression flooded coastal drainages, resulting in a series of deep embayments along the coast of what is now San Diego County during the early Holocene. Current data suggest, however, that sea level rise, which had reached maximum rates of 2 to 4 meters per century, began to stabilize by approximately 8000 B.P., and approached the current level by approximately 6000 B.P. This slowing of the transgression allowed the accumulation of sediment at lagoon margins, resulting in a complex mosaic of biotic habitats that provided prehistoric populations with a wide array of marine, riparian, and terrestrial resources.

The middle Holocene climate in what is now coastal Southern California was marked by pronounced warming and increased aridity between approximately 7800 and 5000 B.P. (Carbone 1991), which was consistent with a broader warming trend seen elsewhere during this interval. This was followed by a cool, moist interval that persisted until approximately 2,000 years ago in what is now coastal Southern California (Davis 1992).

Due largely to their more recent occurrence, climatic changes in the coastal Southern California area during the past 2,000 years are much better understood. Among the clearest of these records is a 1,600-year tree-ring record reported by Larson and Michaelson (1989) for the Transverse Ranges and the pollen record from San Joaquin Marsh. During the early portion of their sequence (A.D. 500 to 1000), Larson and Michaelson (1989) record relatively high variability in

yearly precipitation totals. During the first 150 years of the reconstruction, approximately A.D. 500 to 650, climatic conditions were characterized by moderately low precipitation levels. This period was followed by very low rainfall levels, which lasted from approximately A.D. 650 to 800. Extreme drought was experienced between approximately A.D. 750 and 770. The succeeding 200 years, approximately A.D. 800 to 1000, was a sustained high-precipitation period unmatched in the entire 1,600-year reconstruction.

Paleoclimatic records from a wide variety of contexts consistently indicate that the period between approximately 1,000 and 700 years ago (A.D. 1000 to 1300) was characterized by generally higher temperatures and periods of extreme drought. This event, known as the Medieval Warm Period or the Medieval Climatic Anomaly, has received considerable attention, due both to the apparent severity of the droughts and to its apparent coincidence with important cultural changes described throughout the prehistoric archaeological record of California (Jones et al. 1999; Raab and Larson 1998). Evidence of severe drought and increasing temperatures at this time is documented for the Sierra Nevada area by Stine (1990, 1994) and Graumlich (1993), and is documented along the Southern California coast by Larson and Michaelson (1989). Larson and Michaelson's (1989) data indicate that the interval between approximately A.D. 1100 and 1250 was one of continued drought, particularly between approximately A.D. 1120 and 1150.

During prehistoric occupation of the area, native vegetation was composed of chamise chaparral (chamise [*Adenstoma fasciculatum*]), coastal sage scrub, and mixed chaparral vegetation communities. Major constituents of chaparral are chaise, ceanothus (*Ceanothus* spp.), and scrub oak (*Quercus beberidifolia* and *Q. dumosa*). Coastal sage scrub communities were characterized by coastal sage brush (*Artemisia californica*), black sage (*Salvia mellifera*), white sage (*S. apiana*), laurel sumac (*Malosma laurina*), lemonade berry (*Rhus integrifolia*), California buckwheat (*Eriogonum fasciculatum*), brittle bush (*Encelia californica*), and toyon (*Heteromeles arbutifolia*).

Coastal sage scrub and chaparral may have been less extensive than today in the North Park area because of intentional burning and management by native peoples. Padre Juan Crespi noted in his journal during the Portola Expedition in 1769 (Bolton 1927) the presence of grasslands or pasture in the area, and rarely noted passing through chaparral or brush. He also made repeated reference to natives burning the grasslands. Grasslands were probably more widespread as a result (Bean and Lawton 1968, 1973; Bean and Shipek 1978:552; Lawton 1974; Lawton and Bean 1968). Native bunch grasses are thought to have been an economic staple, second only to acorns in the pre-contact economy of Southern California (Bean and Lawton 1973; Bean and Shipek 1978; White 1963). Grass seeds were a staple food resource second only to acorns in the Late Prehistoric native diet (Bean and Shipek 1978; White 1963). Coast live oak (*Quercus agrifolia*), the acorns of which were a favored food resource, were probably more plentiful on northern exposures and valleys of the area than they are today. Acorns of scrub oak were considered less desirable but were also a food resource for Late Prehistoric populations. Mature coastal sage scrub and chaparral may have provided resources to prehistoric populations.

Major wildlife species found in this environment prehistorically were coyote (*Canis latrans*); mule deer (*Odocoilus hemionus*); grizzly bear (*Ursus arctos*); mountain lion (*Felis concolor*); rabbit (*Sylvilagus auduboni*); jackrabbit (*Lepus californicus*); and various rodents, the most

notable of which are valley pocket gopher (*Thomomys bottae*), California ground squirrel (*Ostospermophilus beecheyi*), and dusky footed woodrat (*Neotoma fuscipes*) (Head 1972). Rabbits, jackrabbits, and rodents were very important to the prehistoric diet; deer were somewhat less significant for food, but were an important source of leather, bone, and antlers.

Existing Natural Setting

The community of Greater North Park is located on a mesa top above and to the south of the San Diego River. Mission Valley borders the area to the north, the community of Uptown is to the west, Balboa Park and the community of Greater Golden Hill are to the south, and I-805 and I-15 are to the east (Figures 1, 2, and 3). The community of Greater North Park has been developed since the 1920s into residential neighborhoods and commercial use areas along the major thoroughfares, interspersed with relatively untouched steep canyons that lead to Mission Valley to the north and Las Choyas Valley to the southeast (Figure 4). Vegetation in the canyons are composed of chamise chaparral, coastal sage scrub, and mixed chaparral vegetation communities. Major constituents of chaparral are chaise, ceanothus, and scrub oak. Coastal sage scrub communities are characterized by coastal sage brush, black sage, white sage, laurel sumac, lemonade berry, California buckwheat, brittle bush, and toyon. Nonnatives such as planted cacti and palm trees and nonnative grasses can also be found. These canyons are wildlife corridors and, prehistorically, they were probably travel routes into the valley areas, as they are today. Native bunch grasslands, which were plentiful during prehistoric times, are now essentially gone along the coastal strip due to overgrazing, which began in the Mexican period and peaked in the late 19th century (Schoenherr 1992:538), and development of the area from the Mexican period to the present. However, bunchgrass can still be found sometimes as an understory beneath coastal sage scrub and stands of invasive mustard and wild radish.

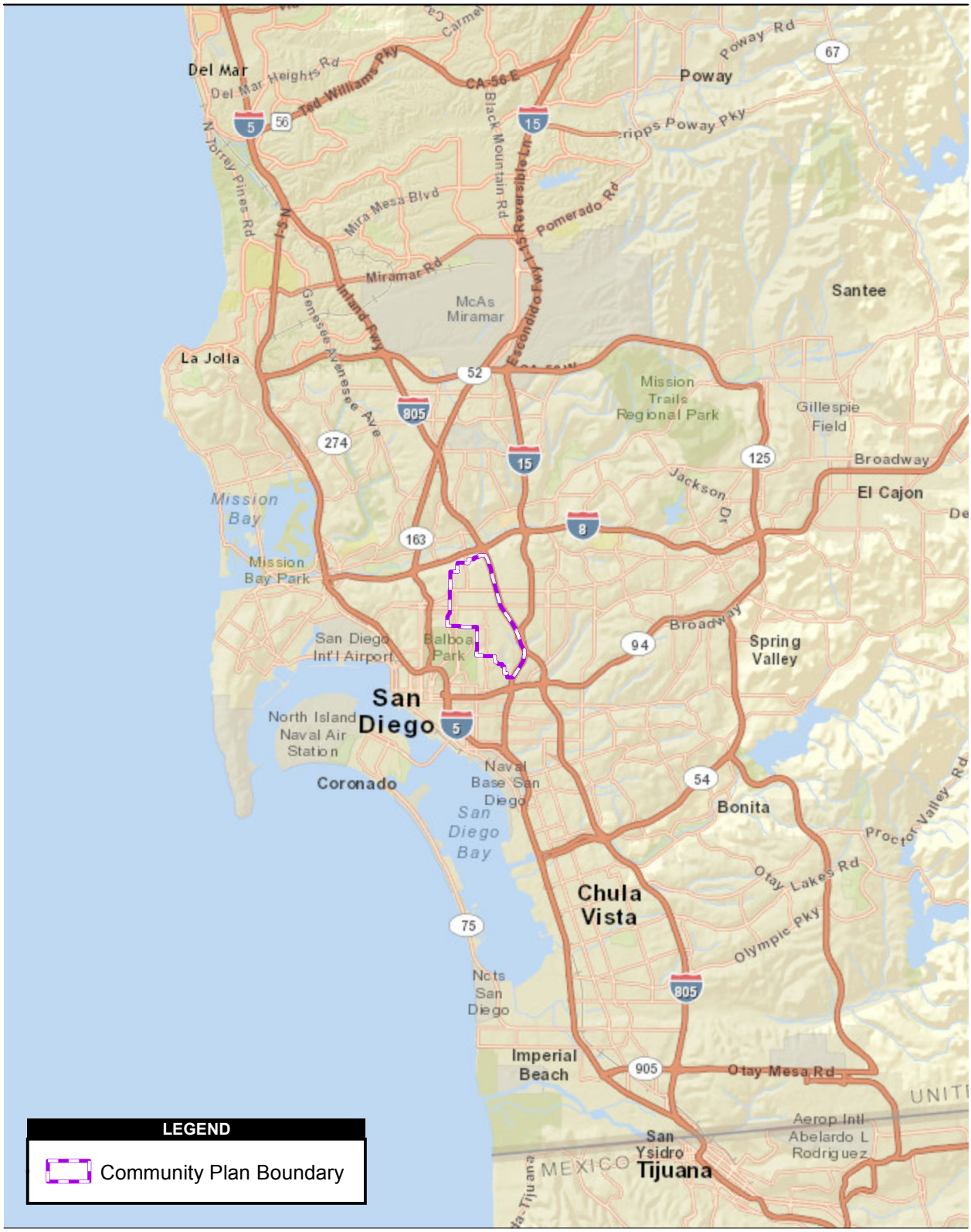
CULTURAL SETTING

Prehistory

The prehistoric cultural sequence in San Diego County is generally thought of as three basic periods: the Paleoindian, locally characterized by the San Dieguito complex; the Archaic, characterized by the cobble and core technology of the La Jollan and Pauma complexes; and the Late Prehistoric, marked by the appearance of ceramics, small arrow points, and cremation burial practices. Late Prehistoric materials in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay.

Paleoindian Period

In San Diego County, the Paleoindian period is represented by the San Dieguito complex, as identified by Rogers (1929, 1939, 1945) and Warren (1966, 1968; Warren et al. 1993). The earliest well-documented sites in the San Diego area belonging to the San Dieguito complex are thought to be older than 9,000 years (Warren 1967). Related materials, sometimes called the Lake Mojave complex, have been found in the Mojave Desert and in the Great Basin (e.g., Campbell et al. 1937; Warren and Ore 1978). Diagnostic artifact types and categories associated with the San Dieguito complex include scraper planes, choppers, scraping tools, crescentics, and elongated bifacial



Source: ESRI 2011; SANGIS 2011

4 2 0 4 Miles

Scale: 1:253,500; 1 inch = 4 miles

Figure 1
Greater North Park
Project Location

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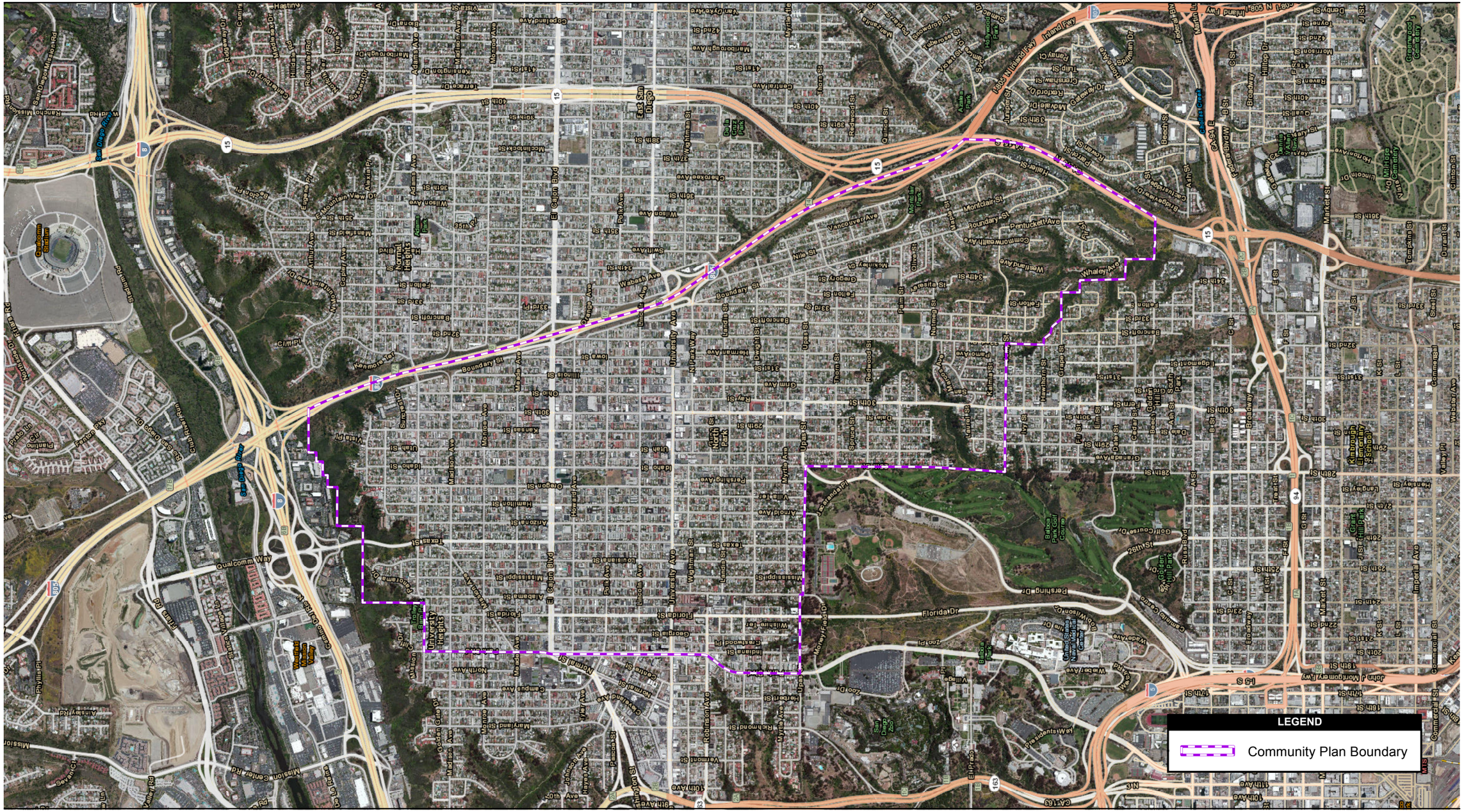

Source: SanGIS 2011; ESRI 2011; AerialExpress 2010

2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 2
Greater North Park
Project Vicinity

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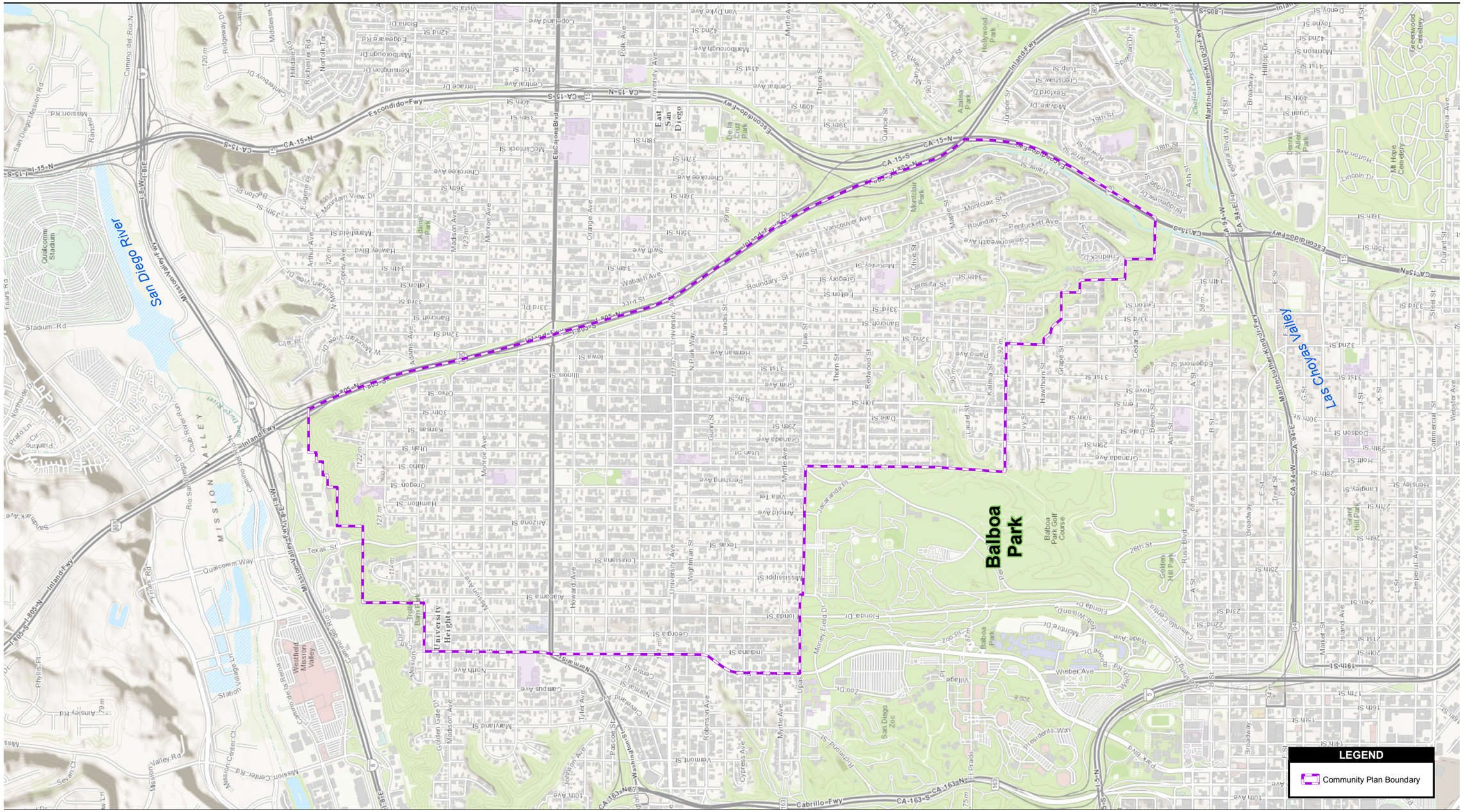

Source: SanGIS 2011; ESRI 2011

2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 3
Greater North Park
Project Vicinity with ESRI Topographic Basemap

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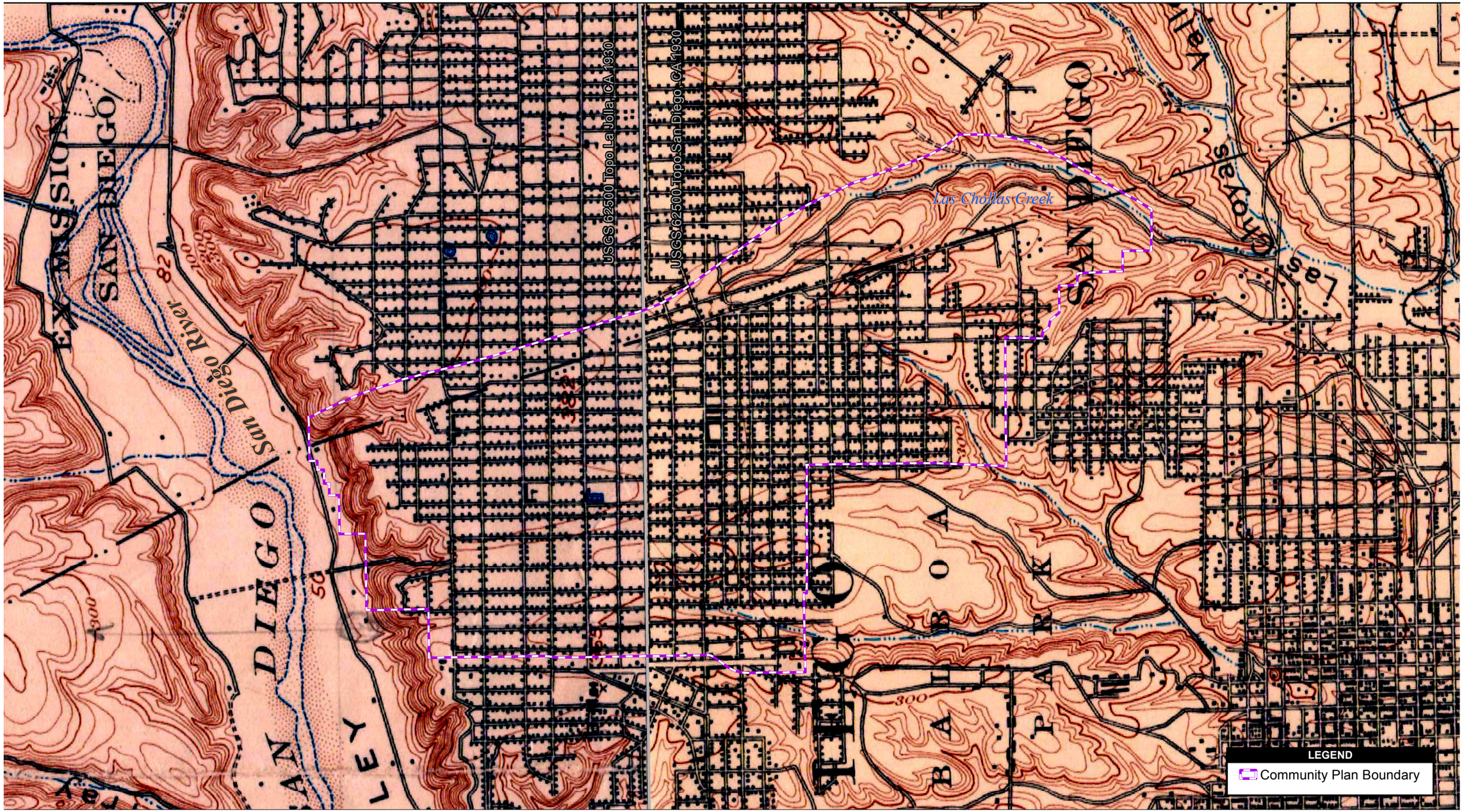


Source: SanGIS 2011; ESRI 2011;USGS 62500 Topo San Diego 1930, La Jolla 1930

2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 4
Greater North Park
USGS Quads 1930

Path: P:\2010\10280381.01_CPCI_ON_CALL\06GIS\6.3_Layout\Fig4_quads1930s_NorthPark.mxd, 9/12/2014, droesslerr

knives, as well as Silver Lake, Lake Mojave, and leaf-shaped projectile points (Rogers 1939; Warren 1967). Like the Lake Mojave complex, the San Dieguito complex is thought to represent an early emphasis on generalized hunting. There are few or no milling implements in most San Dieguito components. In areas adjacent to the coast, many Paleoindian period sites have probably been covered by rising sea levels since the end of the Pleistocene. In more inland regions, alluvial sedimentation in valley areas may have covered these materials. The stable mesa landforms in the region, the abundance of appropriate lithic material, and soil column exposures along areas such as the San Dieguito River have made the foothills an important area for Paleoindian research. At the Harris site (CA-SDI-149), approximately 20 miles north of the project area, these materials were first identified in stratigraphic context.

Archaic Period

The Archaic period (8000 to 1500 B.P.) brings a shift toward a more generalized economy and an increased emphasis on seed resources, small game, and shellfish. The local cultural manifestations of the Archaic period are called the La Jollan complex along the coast and the Pauma complex inland (True 1958). Pauma complex sites lack the shell that dominates many La Jollan complex site assemblages. The La Jollan tool assemblage is dominated by rough, cobble-based choppers and scrapers, as well as slab and basin metates. There has been considerable debate about whether San Dieguito and La Jollan patterns might represent the same people using different environments and subsistence techniques or whether they are separate cultural patterns (e.g., Bull 1983; Gallegos 1987; Warren et al. 1993). However, there seems to have been some reorientation in settlement from coastal sites to inland settings during the latter portion of this period in what is now northern San Diego County. This appears at approximately 4,000 years ago and is thought to relate to the final phases of Holocene sea level rise and resultant siltation of the formerly productive coastal lagoons in what is now northern San Diego County. There appears to be no significant silting in Mission Bay, San Diego Bay, or the Tijuana River estuary, and no reduction in settlement along the coast south of Mission Bay (Gallegos 1987; Warren et al. 1993).

Late Prehistoric Period

The Late Prehistoric period (1500 to 200 B.P.) is characterized by higher population densities and elaborations in social, political, and technological systems. Economic systems diversified and intensified during this period, with the continued elaboration of trade networks, the use of shell-bead currency, and the appearance of more labor-intensive but effective technological innovations. Subsistence is thought to have focused on acorns and grass seeds, with small game serving as a primary protein resource and big game as a secondary resource. Fish and shellfish were also secondary resources, except in areas immediately adjacent to the coast where they assumed primary importance (Bean and Shipek 1978:552; Sparkman 1908:200). The settlement system is characterized by seasonal villages where people used a central-based collecting subsistence strategy. Artifactual material is characterized by the presence of arrow shaft straighteners, pendants, *comales* (heating stones), Tizon Brownware pottery, ceramic figurines reminiscent of Hohokam styles, ceramic “Yuman bow pipes,” ceramic rattles, miniature pottery vessels, various cobble-based tools (e.g., scrapers, choppers, hammerstones), bone awls, manos and metates, and mortars and pestles. The arrow-point assemblage is dominated by the Desert Side-notched series, but the Cottonwood series and the Dos Cabazas Serrated type also occur.

Late Prehistoric materials found in southern San Diego County, known as Yuman I and Yuman II, are believed to represent the ancestral Kumeyaay.

Ethnohistory

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

By the time Spanish colonists began to settle in Alta California in 1769, the area that is now the community of Greater North Park was within the territory of the Kumeyaay people, a group of exogamous, nontotemic territorial bands with patrilineal descent (Gifford 1918:167). The Kumeyaay spoke a Yuman language of the Hokan linguistic stock. South of the present day U.S./Mexico border, to northern Ensenada, were the closely related Paipai. To the north in the San Dieguito River Valley were the Takic-speaking Luiseño (Kroeber 1925).

The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For people in the area that is now the community of Greater North Park, grass seeds were probably the primary food, supplemented by various other seeds such as sage (*Salvia* spp.), sagebrush (*Artemisia californica*), lamb's quarters (*Chenopodium album*), and pine nuts (*Pinus* sp.). Small game was a major source of protein, but deer were hunted as well. Coastal bands ate a great deal of fish, taking them with lines, nets, and bows and arrows. Balsas or reed boats were used (Kroeber 1925; Luomala 1978:599–600). Shellfish and other littoral resources were important to coastal people, too. Settlements were moved seasonally to areas where wild foods were in season. For example, inland bands might have moved into desert areas in the spring to gather agave (*Agave deserti*), then to higher-altitude areas in the fall to gather acorns (Cline 1984). Coastal bands lived in more or less permanent villages focused on more seasonally stable inshore and littoral resources. However, they often traveled to the area that is now Torrey Pines and La Rumarosa (in northern Baja California) to harvest pine nuts, for example, and to Cuyamaca and Mount Laguna for acorns (Shipek 1970:27–28).

Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River, which is located approximately 0.5 miles from the community planning area for the community of Greater North Park, provided an important resource not only as a reliable source of water, but as a major transportation corridor

through the region. The Kumeyaay village of *Nipaquay*, located near present-day Mission San Diego de Alcala (Kyle 1996), was approximately 3 miles northeast of present-day Greater North Park. The village of *Cosoy*/*Kosaii*/*Kosa'aay* was presumably located near the mouth of the San Diego River (Kroeber 1925), and although the actual location of the village is unknown, Bancroft (1884) reported that a site called *Cosoy*/*Kosaii*/*Kosa'aay* by the Native Americans was in the vicinity of Presidio Hill and Old Town, located approximately 3.5 miles west of the community plan boundary for Greater North Park. Several investigations have identified possible locations for the village (Clement and Van Bueren 1993; Felton 1996), but the actual site has never been found.

CULTURAL RESOURCE DEFINITION

Cultural resources are districts, buildings, sites, structures, areas of traditional use, and objects with historical, architectural, archaeological, cultural, or scientific importance. Cultural resources can be divided into three categories: archaeological resources (prehistoric and historic), architectural resources, and traditional cultural resources. Archaeological and traditional cultural resources are the main focus of this study and are further described below.

Archaeological Resources

Archaeological resources include prehistoric and historic locations or sites where human actions have resulted in detectable changes to the area. This can include changes in the soil and the presence of physical cultural remains. Archaeological resources can have a surface component, a subsurface component, or both.

Historic archaeological resources are those dating after European contact. These resources may include subsurface features such as wells, cisterns, or privies. Other historic archaeological remains include artifact concentrations, building foundations, and remnants of structures.

Traditional Cultural Resources

Traditional cultural resources are resources associated with beliefs and cultural practices of a living culture, subculture, or community. These beliefs and practices must be rooted in the group's history and must be important for maintaining the cultural identity of the group. Archaeological sites; locations of events; sacred places; and resource areas, including hunting or gathering areas; may be traditional cultural resources.

ARCHIVAL RESEARCH

The City conducted a records search using data provided by the State of California CHRIS. To ensure that recently recorded sites were included in this analysis, the City conducted and updated the records search in November 2011. Additionally, AECOM conducted a supplemental literature review at the SCIC and a records search at the San Diego Museum of Man in June 2012. The archival searches consisted of an archaeological and historical records and literature review. The data reviewed included historic maps, the California Inventory of Historic Places,

the California Register of Historical Resources (CRHR), and National Register of Historic Places (NRHP). The search area included the immediate vicinity of Greater North Park. This research provides a background on the types of sites that would be expected in the region. The research was also used to determine whether previous surveys had been conducted in the area, and what resources had been previously recorded within the limits of the Greater North Park community planning area.

Previous Investigations

The results of the records search indicated that 42 previous investigations have been conducted within the community of Greater North Park (Table 1): seven surveys, five monitoring programs, three mitigated negative declarations, 26 historic building evaluations, and one environmental impact report (EIR). This report focuses on prehistoric resources. Reports documenting historic resources or historic built resources are listed in Table 1, but are not summarized below.

Table 1. Previous Investigations within the Community of Greater North Park

Document Number (NADB)	Title	Author	Date
1120970	Texas Street Widening.	Gross, Timothy, and Mary Robbins-Wade	1988
1122628	Historic Properties Inventory Report for the Mission Valley Water Reclamation Project San Diego, California.	Carrico, Richard et. al	1990
1123247	Sewer and Water Group 471 Archaeological Monitoring.	Shultz, Richard, and Mary Robbins-Wade	1995
1123863	Cultural Resources Investigation for the Nextlink Fiber Optic Project San Diego County, California.	Jones and Stokes	2000
1124385	Historic Properties Inventory for the Proposed Montclair Canyon Sewer Project.	Ogden Environmental and Energy Services	1993
1124598	Public Notice of Proposed Mitigated Negative Declaration Academy of Our Lady of Peace.	City of San Diego	1994
1124606	Proposed Mitigation Negative Declaration Group Job No, 471.	City of San Diego	1993
1125001	Roy W. Way House, 3462 Olive Street, San Diego, California.	Montes, Beth	2001
1126084	Historic Resources Inventory, 4211 Alabama Street, San Diego, California.	Dean, Steven	1996
1126221	A Phase I Cultural Resources Investigation of the Vista Telecommunications Inc. Fiber Optic Alignment, River County to San Diego County, California.	McKenna, Jeanette A.	2000
1126443	Negative Declaration-West Arcade.	City of San Diego	2001
1127691	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at Sewer and Water Group 79, City of San Diego.	Pierson, Larry	2001
1128641	Cultural Resources Report for the Historical Evaluation of the House at 2405 32nd Street, San Diego, California 92104.	Alter, Ruth C.	2003
1129239	The Results of a Historical Assessment for the First Christian Fellowship Church Project, San Diego, California.	Pierson, Larry	2003
1129643	Cultural Resources Assessment/Evaluation for Cingular Wireless Site SD 502-02, San Diego, California.	Kyle, Carolyn	2001
1129692	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at Renaissance at Greater North Park.	Smith, Brian F., and Seth Rosenberg	2005

Document Number (NADB)	Title	Author	Date
1129924	Results of the Historic Building Assessment 1935, 1935½, and 1939 Polk Avenue, San Diego, California 92104.	Alter, Ruth C.	2005
1130168	Historical Assessment of the 3701–3741 and 3783–3825 Florida Street Buildings San Diego, California 92104.	Moomjian, Scott A.	2005
1130320	Historical Resources Board Nomination for the Nelson Residence, 4741 Panorama Drive, San Diego, California 92116.	IS Architecture	2005
1130395	Historical Assessment of the George and Amalia Gans "Spec" House #2, 3565 Herman Avenue, San Diego, California 92104.	Moomjian, Scott A.	2006
1130824	Georgia Street Bridge and University Avenue Grade Separation Cut Retaining Walls, San Diego County, California 92103.	Various	1998
1130858	Fulford Bungalow #2, 2518 San Marcos Avenue, San Diego, California 92104.	Various	
1131057	Cultural Resources Report for the Evaluation and Historical Designation of the 3215 Granada Avenue Residence, San Diego, California 92104.	Alter, Ruth C.	2006
1131111	Historical Nomination of the Beverly and Rosina Brown/George Corbit House, 3405 Texas Street, Greater North Park, San Diego, California.	May, Ronald V.	2006
1131262	Historical Analysis of San Diego, Electric Railway Company, San Diego Style Class I Trolleys Nos. 126, 128, and 138.	Bevil, Alexander D.	1997
1131320	Trolley Barn Park, 1924 Adams Avenue, San Diego, California 92116.	Various	2007
1131339	Wegeforth Home, 3004 Laurel Street, San Diego, California 92104.	Various	n.d.
1131395	4780 Panorama Drive, San Diego, California 92116.	IS Architecture	2004
1131547	Archaeological Survey of the Casa Verde Project.	Smith, Brian F., and Adriane Dorrler	2008
1131675	Martin Ortlieb Family Property, 2875 Palm Street, 2889 Palm Street, 2844 29th Street, San Diego, California.	May, Vonn Marie, and Robert Broms	2006
1131682	Historical Assessment of the Frank and Millie Lexa Residence, 3030 33rd Street, San Diego, California 92104.	Moomjian, Scott A.	2006
1131739*	Draft Environmental Impact Report: Academy of our Lady of Peace.	City of San Diego	2008
1131739*	An Archaeological Report for the Mitigation, Monitoring, and Reporting Program at the Renaissance at Greater North Park Project, City of San Diego.	Brian F. Smith and Associates	2005
1131754	Cultural Resources Monitoring Report for the Boulevard Apartments Project, City of San Diego, California.	McGinnis, Patrick	2008
1131817	3528 and 3538 Indiana Street.	Burke, M.	2008
1131935	Cultural Resources Report for the Assessment of Impacts for the Proposed Lafayette Hotel and Residences Project, 2223 El Cajon Boulevard, San Diego, California 92104.	Alter, Ruth C.	2004
1132158	Gilbert and Alberta McClure/McClure Bros House, 4040–4044 Hamilton Street, San Diego, California 92104.	Knoop, C., and Beth Montes	2007
1132193	Historical Assessment of the Laurel Building Company George Gans Spec House #3, 3120 Felton Street, San Diego, California 92104.	Moomjian, Scott A.	2007
1132281	Historical Assessment of the Tindula Residence, 3593 29th Street, San Diego, California 92104.	Mitchell Hall, S.	2007
1132514	Everett and Florence Marshall House.	Moomjian, Scott A.	2007
1132714	Winslow & Mary Parsons, Edward F. Bryans House.	Johnson, Paul, and Sarai Johnson	2008
1132840	Cultural Resources Report for the Historical Building Evaluation and Designation of 3055 Palm Street, San Diego, California 92104.	Alter, Ruth C.	2008

*Documents were given the same number by the South Coastal Information Center.

Document 1120970 (Gross and Robbins-Wade 1988)
This letter report summarizes the results of an archaeological survey and biological investigation for the widening and improvement of Texas Street. The survey resulted in no archaeological resources being identified within the project area, and the report recommends that no significant impacts to archaeological resources would result from the proposed widening and improvements.

Document 1122628 (Carrico et al. 1990)
This inventory report details the results of an archaeological and historical investigation for the Mission Valley Water Reclamation Project. The field survey located nine new archaeological sites and six isolates, none of which are located within Greater North Park.

Document 1123247 (Schultz and Robbins-Wade 1995)
This letter report summarizes the results of an archaeological monitoring program for the City of San Diego's Sewer and Water Group 471 Project. The monitoring program resulted in no archaeological resources being identified within the excavation areas.

Document 1123863 (Jones and Stokes 2000)
This report documents the cultural resources survey for a fiber-optic line through San Diego County. Although several previously recorded prehistoric resources were identified within the project area, none were located in Greater North Park.

Document 1124606 (City of San Diego 1993)
This document serves as a public notice for a proposed Mitigated Negative Declaration for Group Job No. 471. The project allows for the replacement of approximately 6,959 feet of water pipelines and 6,126 feet of sewer pipelines in the Greater North Park community planning area. The notice advises that the project will not have a significant effect on the environment with implementation of mitigation monitoring for cultural resources.

Document 1126221 (McKenna 2000)
This report summarizes the results of a Phase I cultural resource investigation for the Vesta Telecommunications fiber-optic alignment project. The alignment for the Greater North Park area is located within existing roadways and would not involve any areas outside the paved right-of-way. Therefore, no impact would occur to known sites or resources.

Document 1127691 (Pierson 2001)
This report summarizes the results of mitigation monitoring for the Sewer and Water Group 79 Project within the community of Greater North Park. One previously identified subsurface historic resource was encountered, CA-SDI-15,986, and no additional resources were observed. The site is described as being a localized historic refuse deposit, and the report determined that the deposit was not significant.

Document 1129643 (Kyle 2001)
This letter report documents the results of a cultural resources assessment for Cingular Wireless Site SD502-02. The assessment determined that the project would have no significant adverse effect on cultural resources.

Document 1129692 (Smith and Rosenberg 2005)
This report summarizes the results of archaeological monitoring and testing for the Renaissance at North Park Project. No cultural resources were located within the project boundaries. No further archaeological investigations or monitoring for the project was recommended.

Document 1131547 (Smith and Dorrler 2008)
This report summarizes the results of an archaeological and historical survey for the Casa Verde Project. The field investigation resulted in no historic or prehistoric resources being identified. No further archaeological investigations or monitoring for the project was recommended.

Document 1131739 (City of San Diego 2008)
This document consists of a Draft EIR for the proposed expansion of the Academy of Our Lady of Peace High School. The proposed project involved the demolition of three single-family structures and the construction of a new parking structure and a new classroom building. Two of the three single-family structures have since been moved off the property and will be relocated and restored by the City. The EIR concluded that the project would result in significant impacts to historical resources (but not prehistoric resources), land use, and transportation/circulation/parking. Five alternatives were also analyzed in the EIR.

Document 1131739 (Smith 2005)
This document has the same document number as the report above. However, this report documents the archaeological monitoring and testing program conducted for the Renaissance at Greater North Park Project. During the monitoring effort, one cultural resource, CA-SDI-17,543, was identified. This site consisted of two historic trash pits and several isolated items. A testing program was conducted that determined that this site was not significant under the California Environmental Quality Act (CEQA). No additional work was recommended.

Document 1131754 (McGinnis 2008)
This report summarizes the monitoring efforts for the Boulevard Apartments Project. No cultural resources were identified during the monitoring effort for excavation/construction activities. No additional work was recommended.

Previously Recorded Cultural Resources

Seven cultural resources have been previously recorded within the community of Greater North Park (Figure 5 – confidential, see Appendix B). Of these, one is a prehistoric lithic scatter, four are historic refuse scatters, and two are prehistoric isolated finds (Table 2).

Table 2. Cultural Resources within the Community of Greater North Park

Primary Number (P-37-)	Permanent Trinomial (CA-SDI-)	San Diego Museum of Man (SDMM-W-)	Site Description	Date Recorded
0011055	11054	--	Lithic scatter	1977
018624	15646	--	Historic refuse deposit	2000
016325	15647	--	Historic refuse deposit	2000
024026	15986	--	Historic refuse deposit	2001
026764	17543	--	Historic refuse deposit	2005
--	--	1304	Isolate – projectile point	1977
--	--	1514	Isolate – biface	1977

CA-SDI-11,054

This site is located in University Heights on the floor of Buchanan Canyon. The site was recorded in 1977 as a prehistoric lithic and artifact scatter with quartzite tools, cores, and flakes (Minshall 1977). Although the site form indicates that a testing program was conducted in 1973 by Carter, Moriarty, and Minshall, information regarding this site is limited. It appears that results from the 1973 investigation were never reported on or submitted to the SCIC.

CA-SDI-15,646

This site is a 1920s–1930s historic refuse deposit located under Cypress Avenue (Smith 2000a). The deposit was exposed during initial trenching activities for the Water and Sewer Group 636 Project. The deposit was found in the utility trench, but extends laterally under the pavement for an unknown distance. The cultural material consists of household refuse (e.g., ceramics, glass), building materials (brick and copper wire), and potential personal items (leather fragments). All cultural material from the trench was collected. The site is capped by asphalt and concrete.

CA-SDI-15,647

CA-SDI-15,647 is a 1890s–1900s historic refuse deposit located in the alleyway on Block 143 north of Polk Avenue (Smith 2000b). The deposit was exposed during initial trenching activities for the Water and Sewer Group 636 Project. The deposit was found in the utility trench, but extends laterally for an unknown distance. The cultural material consists of household refuse (e.g., ceramics, glass), building materials (brick and copper wire), and potential personal items (leather fragments, skeleton key). All cultural material from the trench was collected.

CA-SDI-15,986

This site is a discrete 1900s–1910s historic refuse deposit located in the alleyway between 30th Street and Dale Street (Smith 2001). The deposit was exposed during initial trenching activities for the Water and Sewer Group 79 Project. The deposit was found in the utility trench and measured 5 feet by 30 inches. The cultural material consists of household refuse (e.g., ceramics, medicinal bottles, glass) and a personal item (toy fragment). All cultural material from the trench was collected.

CA-SDI-17,543
This site was recorded during monitoring efforts for the Renaissance at North Park Project (Smith 2005). The site consisted of two historic trash deposits and 16 isolated finds. Both deposits were identified as a discrete area consisting of charcoal, glass and ceramic sherds, construction material, and metal. Sixteen additional isolated finds consisting of glass, metal, and bone were recovered in dirt piles during construction monitoring.

SDMM-W-1304
This isolated find consists of a single prehistoric triangular projectile point (Seifert 1977). No other information was noted on the site form.

SDMM-W-1514
Site SDMM-W-1514 is an isolated prehistoric fine-grained metavolcanic bifacial blade (Hedges 1977). This artifact was collected and is curated at the San Diego Museum of Man.

NATIVE AMERICAN CONTACT PROGRAM

AECOM requested a Sacred Lands File check from the Native American Heritage Commission (NAHC). A response was received on August 11, 2011, indicating that sacred lands have been identified within the vicinity of the community of Greater North Park. The NAHC recommended consultation with tribal entities and other interested parties be conducted as part of the review process, and provided a list of contacts specific to San Diego County for that purpose. Following development of the preliminary draft of this document, the NAHC was contacted again on October 1, 2014 for updated tribal representative contact information and a response received on October 14, 2015. The preliminary draft of this document was distributed to the identified tribal representatives by mail on October 15, 2014, accompanied by a letter from City of San Diego Senior Environmental Planner Myra Herrmann describing the community plan update process for the communities of Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. This letter formally invited tribal representatives to consult on these General Plan amendments in accordance with Senate Bill 18 (SB18) and attend a group meeting at the Mission Trails Regional Park Visitors Center on November 13, 2014 to address any issues or concerns related to the review of the archaeological reports for the associated community plan updates. As no responses had been received, each tribal representative also received a follow-up email (or telephone call in cases where no email address was available) on November 10 and 11, 2014; no tribal representatives were present at the November 13 meeting. During the November 10th telephone call, Carmen Lucas of the Kwaaymii Laguna Band of Mission Indians requested that qualified archaeologists be retained by the city for survey and monitoring efforts. Documentation of correspondence with the NAHC and identified tribal representatives is provided in Appendix C.

CULTURAL SENSITIVITY ANALYSIS

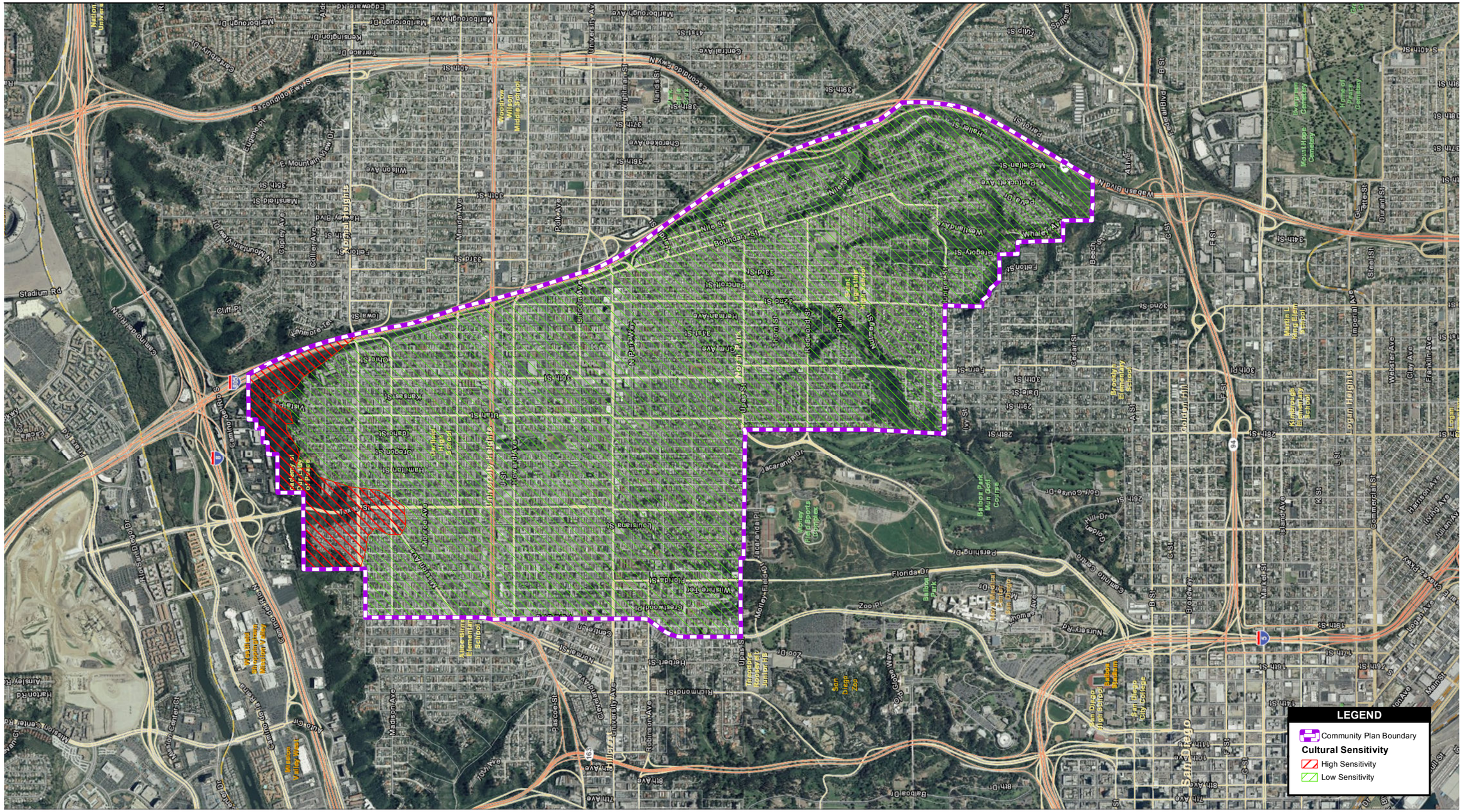
Cultural sensitivity levels for the Greater North Park community planning area are rated low, moderate, or high based on the results of the records search, the NAHC Sacred Lands File check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

A low sensitivity rating indicates that there are few or no previously recorded resources within the area. Resources at this level would not be expected to be complex, with little to no site structure or artifact diversity. The potential for the identification of additional resources in such areas would be low.

A moderate sensitivity rating indicates that some previously recorded resources were identified in the area. These are more complex resources consisting of better site structure, diversity of feature types, and diversity of artifact types. The potential for the presence of additional resources in such areas would be moderate.

Areas identified as high sensitivity would indicate that the records search identified several previously recorded sites within the area. These resources may range from moderately complex to highly complex, with more defined living areas or specialized work space areas, and a large breadth of features and artifact assemblages. The potential for identification of additional resources in such areas would be high.

Based on the results of the records search, the NAHC Sacred Lands File check, and regional environmental factors, the community of Greater North Park has two cultural sensitivity levels (Figure 6). Since the majority of the community is developed, the cultural sensitivity for the entire community of North Park would be considered low. There is very little undeveloped land within the area, with the exception of canyon areas. Due to the steepness of the majority of these canyons, the cultural sensitivity for these areas is low. However, at the base of these canyons, especially leading into the Mission Valley area, there is a potential for cultural resources to be present; therefore, the cultural sensitivity rating for this area is considered high.



Source: SanGIS 2011; ESRI 2011; AerialExpress 2010

2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Figure 6
Community Plan Greater North Park
Cultural Sensitive Areas - Prehistoric Resources

Path: P:\2010\10280381.01_CPCI_ON_CALL\06GIS\6.3_Layout\fig6_Greater_North_Park_CulturalSensitiveAreas2.mxd, 9/29/2011, sorensenj

RECOMMENDATIONS

Future discretionary projects located in high sensitivity areas that have not been developed should be evaluated by a qualified archaeologist following the mitigation framework detailed below to determine the potential for the presence or absence of buried archaeological resources. If it is determined that a resource is historically significant, it should be referred to the City's Historical Resources Board for possible designation. Mitigation measures should be initiated for all significant sites, either through avoidance or data recovery.

All phases of future investigations, including survey, testing, and monitoring activities, would require the participation of local Native American tribes. Early consultation is an effective way to avoid unanticipated discoveries, and local tribes may have knowledge of the religious and cultural significance of resources in the area. In addition, Native American participation would help ensure that cultural resources within the community of Greater North Park are protected and properly cared for. A current list of local tribes should be obtained through the NAHC for all future projects.

Mitigation Framework

The following mitigation framework is from the Historical Resources Guidelines, located in the City's Land Development Manual (City of San Diego 2001).

HIST-1: Prior to issuance of any permit for a future development project implemented in accordance with the Community Plan Update (CPU) area that could directly affect an archaeological resource, the City shall require the following steps be taken to determine (1) the presence of archaeological resources and (2) the appropriate mitigation for any significant resources that may be impacted by a development activity. Sites may include residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socioeconomic and ethnic backgrounds. Sites may also include resources associated with pre-historic Native American activities.

INITIAL DETERMINATION

The environmental analyst will determine the likelihood for the project site to contain historical resources by reviewing site photographs and existing historic information (e.g., archaeological sensitivity maps, the Archaeological Map Book, and the City's Historical Inventory of Important Architects, Structures, and People in San Diego) and by conducting a site visit. If there is any evidence that the site contains archaeological resources, then a historic evaluation consistent with the City Guidelines would be required. All individuals conducting any phase of the archaeological evaluation program must meet professional qualifications in accordance with the City Guidelines.

STEP 1:

Based on the results of the Initial Determination, if there is evidence that the site contains historical resources, preparation of a historic evaluation is required. The evaluation report would

generally include background research, field survey, archaeological testing, and analysis. Before actual field reconnaissance would occur, background research is required that includes a records search at the SCIC at San Diego State University and the San Diego Museum of Man. A review of the Sacred Lands File maintained by the NAHC must also be conducted at this time. Information about existing archaeological collections should also be obtained from the San Diego Archaeological Center and any tribal repositories or museums.

In addition to the records searches mentioned above, background information may include examining primary sources of historical information (e.g., deeds and wills), secondary sources (e.g., local histories and genealogies), Sanborn Fire Maps, and historic cartographic and aerial photograph sources; reviewing previous archaeological research in similar areas, models that predict site distribution, and archaeological, architectural, and historical site inventory files; and conducting informant interviews. The results of the background information would be included in the evaluation report.

Once the background research is complete, a field reconnaissance must be conducted by individuals whose qualifications meet the standards outlined in the City Guidelines. Consultants are encouraged to employ innovative survey techniques when conducting enhanced reconnaissance, including remote sensing, ground penetrating radar, and other soil resistivity techniques as determined on a case-by-case basis. Native American participation is required for field surveys when there is likelihood that the project site contains prehistoric archaeological resources or traditional cultural properties. If, through background research and field surveys, historical resources are identified, then an evaluation of significance must be performed by a qualified archaeologist.

STEP 2:

Once a historical resource has been identified, a significance determination must be made. It should be noted that tribal representatives and/or Native American monitors will be involved in making recommendations regarding the significance of prehistoric archaeological sites during this phase of the process. The testing program may require reevaluation of the proposed project in consultation with the Native American representative, which could result in a combination of project redesign to avoid and/or preserve significant resources, as well as mitigation in the form of data recovery and monitoring (as recommended by the qualified archaeologist and Native American representative). An archaeological testing program will be required that includes evaluating the horizontal and vertical dimensions of a site, the chronological placement, site function, artifact/ecofact density and variability, presence/absence of subsurface features, and research potential. A thorough discussion of testing methodologies, including surface and subsurface investigations, can be found in the City Guidelines.

The results from the testing program will be evaluated against the significance thresholds found in the City Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. At this time, the final testing report must be submitted to Historical Resources Board staff for eligibility determination and possible designation. An agreement on the appropriate form of mitigation is required prior to distribution of a draft environmental document. If no significant resources are found, and site

conditions are such that there is no potential for further discoveries, then no further action is required. Resources found to be non-significant as a result of a survey and/or assessment will require no further work beyond documentation of the resources on the appropriate Department of Parks and Recreation (DPR) site forms and inclusion of results in the survey and/or assessment report. If no significant resources are found, but results of the initial evaluation and testing phase indicates there is still a potential for resources to be present in portions of the property that could not be tested, then mitigation monitoring is required.

STEP 3:

Preferred mitigation for historical resources is to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm shall be taken. For archaeological resources where preservation is not an option, a Research Design and Data Recovery Program is required, which includes a Collections Management Plan for review and approval. The data recovery program shall be based on a written research design and is subject to the provisions as outlined in CEQA Section 21083.2. The data recovery program must be reviewed and approved by the City's Environmental Analyst prior to draft CEQA document distribution. Archaeological monitoring may be required during building demolition and/or construction grading when significant resources are known or suspected to be present on a site, but cannot be recovered prior to grading due to obstructions such as existing development or dense vegetation.

A Native American observer must be retained for all subsurface investigations, including geotechnical testing and other ground-disturbing activities, whenever a Native American Traditional Cultural Property or any archaeological site located on City property or within the Area of Potential Effect of a City project would be impacted. In the event that human remains are encountered during data recovery and/or a monitoring program, the provisions of Public Resources Code Section 5097 must be followed. These provisions are outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in the environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time he/she may express concerns about the treatment of sensitive resources. If the Native American community requests participation of an observer for subsurface investigations on private property, the request shall be honored.

STEP 4:

Archaeological resource management reports shall be prepared by qualified professionals as determined by the criteria set forth in Appendix B of the City Guidelines. The discipline shall be tailored to the resource under evaluation. In cases involving complex resources, such as traditional cultural properties, rural landscape districts, sites involving a combination of prehistoric and historic archaeology, or historic districts, a team of experts will be necessary for a complete evaluation.

Specific types of historical resource reports are required to document the methods (see Section III of the City Guidelines) used to determine the presence or absence of historical resources; to identify the potential impacts from proposed development and evaluate the significance of any identified historical resources; to document the appropriate curation of archaeological collections

(e.g., collected materials and the associated records); in the case of potentially significant impacts to historical resources, to recommend appropriate mitigation measures that would reduce the impacts to below a level of significance; and to document the results of mitigation and monitoring programs, if required.

Archaeological resource management reports shall be prepared in conformance with the California Office of Historic Preservation's Archaeological Resource Management Reports: Recommended Contents and Format (see Appendix C of the City Guidelines), which will be used by Environmental Analysis Section staff in the review of archaeological resource reports. Consultants must ensure that archaeological resource reports are prepared consistent with this checklist. This requirement will standardize the content and format of all archaeological technical reports submitted to the City. A confidential appendix must be submitted (under separate cover), along with historical resources reports for archaeological sites and traditional cultural properties containing the confidential resource maps and records search information gathered during the background study. In addition, a Collections Management Plan shall be prepared for projects that result in a substantial collection of artifacts, and must address the management and research goals of the project and the types of materials to be collected and curated based on a sampling strategy that is acceptable to the City. Appendix D (Historical Resources Report Form) of the City Guidelines may be used when no archaeological resources were identified within the project boundaries.

STEP 5:

For archaeological resources, all cultural materials, including original maps, field notes, non-burial related artifacts, catalog information, and final reports recovered during public and/or private development projects, must be permanently curated with an appropriate institution, one that has the proper facilities and staffing for ensuring research access to the collections consistent with state and federal standards. In the event that a prehistoric and/or historic deposit is encountered during construction monitoring, a Collections Management Plan would be required in accordance with the project MMRP. The disposition of human remains and burial-related artifacts that cannot be avoided or are inadvertently discovered is governed by state (i.e., Assembly Bill 2641 and California Native American Graves Protection and Repatriation Act of 2001) and federal (i.e., Native American Graves Protection and Repatriation Act) law, and must be treated in a dignified and culturally appropriate manner with respect for the deceased individual(s) and their descendants. Any human bones and associated grave goods of Native American origin shall be turned over to the appropriate Native American group for repatriation.

Arrangements for long-term curation must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance, and must be included in the archaeological survey, testing, and/or data recovery report submitted to the City for review and approval. Curation must be accomplished in accordance with the California State Historic Resources Commission's Guidelines for the Curation of Archaeological Collection (dated May 7, 1993) and, if federal funding is involved, 36 Code of Federal Regulations 79 of the Federal Register. Additional information regarding curation is provided in Section II of the City Guidelines.

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1967 The San Dieguito Complex: A Review and Hypothesis. *American Antiquity* 32:168–187.

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1993 Paleoindian and Early Archaic Periods. In *Draft Historic Properties Background Study for the City of San Diego Clean Water Program*. Document on file at the City of San Diego.

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White, Raymond C.
1963 *Luiseño Social Organization*. University of California Press, Berkeley, California.

APPENDIX A
KEY PERSONNEL RESUMES

Rebecca Apple, RPA
Principal/Practice Leader, Cultural Resources Group/ Senior Archaeologist

Education
MA, Anthropology, San Diego State University
BA, Anthropology, San Diego State University

Professional Registrations
Register of Professional Archaeologists

Accreditation
Certified Archaeology Consultant, County of San Diego

Professional Affiliations
Member, Society for American Archaeology
Member, Society for California Archaeology

Awards + Honors
Phi Kappa Phi
Phi Beta Kappa
University Scholar

Publications + Technical Papers
Introduction to Recent Archeological Investigations at the Salton Sea Test Base, Imperial County California. Proceedings of the Society for California Archaeology, Volume 12. Fresno, California (1999).

Recent Archaeological Investigations in the North Las Vegas Valley (with J.H. Cleland and M.S. Kelly). In Crossing the Borders: Quaternary Studies in Eastern California and Southwestern Nevada. San Bernardino County Museum Association Special Publication (1991).

Presentations
Ancient Trails and Rock Features. Paper presented at the 46th Annual Meeting of the Society for California Archaeology, San Diego, California (2012)

Setting the Scene: Interpretive Planning and Implementation in Old Town Historic State Park. Paper presented at the 42nd Annual Meeting of the Society for California Archaeology, Burbank, California (2008).

Mapping and Managing Pathways to the Past. Paper presented at the 22nd Annual ESRI International User Conference, San Diego, California (2002).

Introduction to Recent Archaeological Investigations at Salton Sea Test Base, Imperial County, California. Paper presented at the 32nd Annual Meeting of the Society for California Archaeology, San Diego (1998).

A Lake Mojave Period Site Near Silver Lake, California (with A. York). Presented at the 26th Annual Meeting of the Society for California Archaeology, Pasadena (1992).

Preliminary Project Results of the San Diego County Studies for the Southwest Powerlink Transmission Project. Presented at the 17th Annual Meeting of the Society for California Archaeology, San Diego (1983).

Rebecca Apple has more than 25 years of experience in cultural resource management and serves as senior archaeologist for AECOM. Her experience includes managing cultural resources compliance efforts for large complex projects. She is knowledgeable in the procedures and guidelines associated with implementation of NHPA and CEQA. She has managed numerous cultural resource projects, including prehistoric, historic, and ethnographic studies. She has directed inventories, evaluations, data recovery efforts, and monitoring programs. She has also prepared management plans and conducted feasibility studies. Her work frequently includes consultation with municipal, state, and federal agencies, as well as Native American representatives and the public. As part of interdisciplinary teams, she has managed cultural resources investigations and authored cultural resource sections for ISs, EAs, EIRs, and EISs. Her experience includes cultural resource investigations for power plants, transmission lines, pipelines, highways, landfills, water resource facilities, military installations, and commercial and residential development.

Project Experience

Energy and Transmission Projects

Stateline Solar Farm Environmental Impact Report/ Environmental Impact Statement, San Bernardino County, CA
Cultural resources manager for preparation of EIR/EIS for photovoltaic (PV) energy generation facility. The project will involve construction, operation, maintenance, and decommissioning an approximately 2,150 acre, 300-megawatt alternating current solar PV energy generation facility. The proposed action would include the PV facility, the 220-kilovolt generation interconnection (gen-tie) transmission line, operations and maintenance facilities, and an access road. All proposed facilities would be located on federal lands managed by the BLM Needles Field Office. Impact analysis was conducted for the 58 cultural resource sites identified within the project's area of potential effects. [2012]

Calnev Pipeline Expansion Project Environmental Impact Report/Environmental Impact Statement, San Bernardino County, CA to Clark County, NV
Cultural resources manager for preparation of EIR/EIS for 233-mile16-inch-diameter refined petroleum products pipeline from the Colton Terminal and Pump Station in Colton, California, to the Bracken Junction near the McCarran International Airport in Las Vegas, Nevada. The new 16-inch diameter pipeline would augment the existing subsurface petroleum pipelines, and slightly extend the system to service additional locations. Of the 211cultural resources identified during the BLM Class Ⅲ cultural resources surveys within the California APE, 150 were archaeological resources (21 isolated finds, 1 district, and 128 sites). Sidewinder Archaeological District is comprised of multiple sites and loci based on lithic reduction, as well as a network of trails. The 128 sites include historic period debris scatters, trails, lithic scatters, lithic reduction areas, petroglyphs, and habitation areas. A total of 38 cultural resources were identified in the Nevada APE. Thirty-seven (37) of these resources were archaeological and linear resources; one architectural resource was identified in Nevada. Worked closely with the BLM and USFS cultural resources staff. [2011]

Solar Millennium, Power Projects, Riverside County, CA
Cultural Resources Principal in Charge for three proposed solar projects encompassing over 17,000 acres of survey in eastern California. Responsible for oversight of archaeological and architectural surveys, technical reports, agency coordination (including Bureau of and Management and California Energy Commission), and Section 106 compliance efforts. Six sites have been subject to evaluation for eligibility to the National Register of Historic Places. [2009 – 2011]

Beacon Solar Energy Project, Kern County, CA
Principal Investigator responsible for oversight of archaeological and architectural surveys, technical reports, coordination with CEC staff and preparation of AFC sections for a 2,000-acre solar project. [2006 – 2010]

Imperial Valley Solar Project, Imperial County, CA
Principal Investigator responsible for oversight of cultural resources compliance efforts, including participating in preparation of a Programmatic Agreement and testifying at a CEC Evidentiary hearing. [2009 – 2011]

Abengoa Solar Power Project, San Bernardino County, CA
Principal Investigator for approximately 2,000-acre solar project plant site near Harper Lake in the Mojave Desert. Investigations included archaeological and architectural survey and archaeological testing. [2009 – 2010]

North Baja LLC (TransCanada) Yuma Lateral Pipeline Project, Yuma, AZ
Principal Investigator responsible for cultural services, conducting records searches, archival research, Native American consultation, and survey of the preferred alignment. Identified resources included the Yuma Valley Railroad, a National Register-eligible property. [2007 – 2008]

Harper Lake Cultural Resources Constraints Study, San Bernardino County, CA
Project manager responsible for field reconnaissance and constraints analysis for a proposed 3,300-acre specific plan area. Potential development included a diary and energy park. [2006]

North Baja Pipeline Project, Ehrenberg, AZ to Mexican Border
Project manager responsible for cultural services, conducting records searches, archival research, Native American consultation, survey of the preferred alignment and alternatives, site evaluation, and data recovery. [2000 – 2003]

DeAnza Pipeline Constraints and Permitting Analysis, Ehrenberg, AZ to Calexico, CA
Project manager responsible for cultural services, providing information on distribution of natural and cultural resources along the proposed pipeline corridor in report format, with

accompanying maps showing these resources and other constraints. [2000]

Sempra Utilities, On-call Cultural Services, CA
Principal in charge resource manager for cultural resource task orders. Most recent task order dealt with artifact curation for a city project. [2009]

Imperial Irrigation District, Cultural Survey, Imperial County, CA
Project manager responsible for cultural resources component of two transmission line studies. Survey and testing were conducted in conjunction with pole replacement along the R and L transmission lines. [1998 – 1999]

Los Angeles Department of Water & Power, Mead-Adelanto Transmission Line, Clark County, NV, and San Bernardino County, CA
Project manager for a cultural resource survey for proposed 500-kV transmission line in the Mojave Desert. [1992 – 1993]

San Diego Gas & Electric, Sycamore Canyon Substation to Rancho Carmel Substation 69-kV Transmission Line Project, San Diego County, CA
Project manager responsible for cultural resources component of a PEA document for submittal to the CPUC that evaluated the potential environmental impacts of a proposed 69-kV transmission line. [1993]

Los Angeles Department of Water & Power, Coso Known Geothermal Resource Area, Inyo County, CA
Project manager responsible for data recovery investigations at two geothermal well-pads located in the Sugarloaf Mountain Obsidian Source National Register District. [1987 – 1990]

Exxon Corporation, Santa Ynez Unit Development, Santa Barbara County, CA
Field director who supervised data recovery excavations of a prehistoric coastal site. [1988 – 1989]

Southern Californian Edison, Big Creek Expansion Project Transmission Line, South Central, CA
Responsible for cultural resource impact assessment of alternative routes for a proposed transmission line from the Big Creek Hydroelectric Project in the Sierras to the Los Angeles Basin. [1986]

Kern River Gas Transmission Project, WY, UT, NV, and CA
Project manager who directed inventory, evaluation, data recovery, and construction monitoring for 80-mile-long California portion of the project. Conducted records search for four states for the Class I overview. [1985 – 1986]

Argus Cogeneration Expansion, San Bernardino and Inyo Counties, CA
Archaeologist who supervised cultural resource survey and documentation for a water pipeline for Kerr McGee. [1985 – 1986]

Sacramento Municipal Utility District Geothermal Public Power Line Project, North Central CA
Field director responsible for cultural resource surveys for a proposed transmission line from the Geysers Geothermal Area to Sacramento. [1983 – 1986]

San Diego Gas & Electric, Southwest Powerlink 500-kV Transmission Line EIR/EIS, Imperial and San Diego Counties, CA
Archaeologist who participated in Section 106 compliance activities, including data recovery, analysis, and report preparation. [1981 – 1986]

Military Projects

NAVFAC Southwest and MCAS Yuma, Integrated Cultural Resources Management Plan, San Clemente Island Southern California Range Complex, Los Angeles County, CA
Project manager for preparing an ICRMP for San Clemente Island Range Complex to guide cultural resources compliance efforts to facilitate Range Complex mission. ICRMP summarizes the existing inventory and provide a process to streamline the inventory and evaluation process. [2005 – 2010]

NAVFAC Southwest and MCAS Yuma, Integrated Cultural Resources Management Plan Chocolate Mountains Aerial Gunnery Range, Marine Corps Air Station Yuma, Riverside and Imperial Counties, CA
Project manager for preparing an ICRMP for CMAGR to guide cultural resources compliance efforts to facilitate CMAGR mission. ICRMP summarizes existing inventory and provide a process to streamline the inventory and evaluation process. Components of the ICRMP are a Regional Archaeological Research Design and a Cultural Affiliation Study. [2006 – 2010]

NAVFAC Southwest and Navy Region Southwest, Archaeological Evaluation of Sites on San Clemente Island, Los Angeles County, CA
Principal in charge responsible for National Register of Historic Places Evaluation of nine archaeological sites on the northern portion of San Clemente Island in SWAT 1/TAR 4. [2006 – 2010]

NAVFAC Southwest and Navy Region Southwest, Cultural Resources Survey and Evaluation for Spring Hill and Associated Access Roads, Riverside County, CA
Principal in charge who directed archaeological resource survey of proposed facility to improve communications for aircraft and vehicles with the Chocolate Mountain Aerial Gunnery Range (CMAGR). Two sites were evaluated for eligibility to the National Register of Historic Places. One site appeared to contain very limited information potential and did not qualify for the NRHP. Site CA-RIV-8236 appeared to possess information relevant to addressing regional research issues and was recommended eligible for the NRHP. [2006 – 2007]

US Navy, Naval Facilities Engineering Command and Naval Base Point Loma, Integrated Cultural Resources Management Plan Naval Base Point Loma, San Diego, CA
Principal in charge for preparing an ICRMP for CMAGR to guide cultural resources compliance efforts to facilitate CMAGR mission. ICRMP will summarize existing inventory and provide a process to streamline the inventory and evaluation process. Components of the ICRMP are a Regional Archaeological Research Design and a Cultural Affiliation Study. [2005 – 2010]

NAVFAC Southwest and MCAS Yuma, Chocolate Mountains Aerial Gunnery Range: Cultural Resources Survey of 12 Targets and Monitoring of 14 Archaeological Sites,
Riverside and Imperial Counties, CA
Project manager who directed cultural resource survey of 1,523 acres and site monitoring program on CMAGR. Inventoried site types were lithic scatters, trail segments, pot drops, rock features, and a mining area. Monitoring program included lithic scatters, rock art, cleared circles, mining complexes, and a segment of historic road. [2004 – 2005]

NAVFAC Southwest and MCAS Yuma, Archaeological Survey for the Chocolate Mountains Aerial Gunnery Range Central Training Area, Marine Corps Air Station Yuma, Imperial, CA
Responsible for cultural resource survey of proposed central training area on CMAGR. The 1,580-acre survey identified fours sites on R-2507S and four on R-2507 N. One of the sites on the South Range (the remains of a ranch complex) and three of the sites on the North Range (rock art, ceramics scatter, and a rock ring) were identified as potentially eligible for the National Register of Historic Places. Project Archaeologist [2002 – 2003]

NAVFAC Southwest and MCAS Yuma Cultural Resources Survey of Six Areas on the Chocolate Mountains Aerial Gunnery Range, Imperial County, CA
Directed cultural resource survey of proposed Forward Air Reporting Position, range access, and target areas. Principal Investigator [2001 – 2002]

NAVFAC Southwest and MCAS Yuma Evaluation of 24 Sites at the Chocolate Mountains Aerial Gunnery Range, Imperial County, CA
Responsible for National Register of Historic Places evaluation of 24 sites in the Chocolate Mountains. Principal Investigator [2000 – 2001]

NAVFAC Southwest and MCAS Yuma Evaluation of Two Sites, MCAS Yuma, AZ
Evaluation of two archaeological sites near the MCAS Yuma airfield. Principal Investigator [1999 – 2002]

NAVFAC Southwest and MCAS Yuma San Clemente Island Operations Management Plan EIS, Naval Auxiliary Air Field, San Clemente Island, Los Angeles County, CA
Assessed current cultural resource inventory and supplemented in specific areas. Project involved preparation of technical report documenting inventory efforts, including shipwreck study. Impact analysis conducted for existing and proposed military operations on San Clemente Island. Principal Investigator [1998 – 2006]

NAVFAC Southwest Indefinite Quantity Contract for Cultural Resource Services, CA and AZ
Contract manager for multiple task orders on a variety of projects involving archaeological surveys and archaeological evaluations throughout California and Arizona. Tasks include managing budget, overseeing staff, acting as point of contact, and preparation of final reports. Contract Manager/Principal Investigator [1998 – 2010]

NAVFAC Southwest and MCAS Yuma Historic and Archaeological Resources Protection Plan, Chocolate Mountain Aerial Gunnery Range, Imperial and Riverside Counties, CA
Directed archival archaeological research and field visit for the Chocolate Mountain Aerial Gunnery Range. Prepared HARP Plan for the installation. Project Manager [1997 – 2001]

NAVFAC Southwest Archaeological Support for Environmental Assessment of Wind Farm Project, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA
As Resource Manager, prepared cultural resource portion of the EA and placed protective signs at nine archaeological sites near or adjacent to the Wind Farm construction area. [1995 – 1997]

NAVFAC Southwest Special Warfare Training and Range Survey, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA
As Senior Archaeologist, performed cultural resource survey of proposed training ranges on San Clemente Island. Prepared technical report in support of an EA. [1997]

U.S. Navy, North Island Evaluation of Six Sites near the Missile Impact Range, Naval Auxiliary Landing Field, San Clemente Island, Los Angeles County, CA
As Project Manager, provided technical assistance for the NRHP evaluation of six archaeological sites on the Central Plateau of San Clemente Island. [1997]

NAVFAC Southwest and MCAS Yuma Historic and Archaeological Resources Protection Plan, MCAS Yuma, AZ
As Project Manager, directed archival archaeological research and building inventory for MCAS Yuma. Lead author on Historic and Archeological Resources Protection Plan for the installation. [1996 – 1997]

NAVFAC Southwest Pumped-Hydro Storage Wind/Energy System, Naval Auxiliary Air Field, San Clemente Island, Los Angeles County, CA
As Resource Manager, relocated and recorded 76 archaeological sites in proposed water storage and wind/energy development area. Prepared existing conditions report. Project Archaeologist [1995 – 1996]

NAVFAC Southwest Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, AZ
As Project Manager, performed cultural resource survey of proposed transmission line and 17 threat emitter stations. Prepared testing plan and participated in implementation of testing program. [1995 – 1997]

NAVFAC Southwest Cultural Resource Inventory Survey at Salton Sea Test Base, Imperial County, CA
As Project Archaeologist, conducted intensive cultural resource survey for approximately 6,000 acres and evaluation program for 170 sites. Survey and test excavations were conducted in compliance with the NHPA, NAGPRA, and other federal regulations. [1994 – 1998]

NAVFAC Southwest Historic and Archeological Resources Protection Plans, Los Angeles, Imperial, and San Diego Counties, CA
As Resource Manager, prepared HARP Plans for the following six Naval installations: Morris Dam Test Facility, Azusa; Naval Air Facility, El Centro; Naval Shipyard, Long Beach; Point Loma Complex, San Diego; Naval Station, San Diego; and the Naval Radio Receiving Facility, Imperial Beach. [1994 – 1996]

NAVFAC Southwest Cultural Resources Technical Studies, MCAS Yuma, Yuma Training Range Complex, AZ and CA
As Project Archaeologist, directed cultural resource sample survey in the Chocolate Mountains Gunnery Range. [1993]

U.S. Marine Corps Archeological Survey of Sierra I Impact Area, MCB Camp Pendleton, San Diego County, CA
As Resource Manager, performed cultural resource survey of approximately 2,500 acres on the northern portion of MCB Camp Pendleton. [1993 – 1994]

U.S. Army Corps of Engineers Mission Trails Regional Park Explosive Ordnance Demolition Environmental Assessment, San Diego County, CA
As Project Manager, directed cultural resource survey in support of an environmental assessment addressing the removal of ordnance from the former location of Camp Elliott. [1990 – 1991]

Water Projects

San Diego County Water Authority Emergency Water Storage Project, San Diego County, CA
Resource Manager responsible for the Cultural Resources Evaluation Program and Treatment Program. Assisted SDCWA with Native American consultation, implementation of a programmatic agreement, and coordination with ACOE. Project involved evaluation of over 20 cultural resources including San Vicente Dam. Under a Historic Properties Treatment Plan prepared by AECOM, research designs were prepared and carried out for prehistoric and historic period resources. Treatment measures included data recovery, site stabilization, and preparation of Historic American Engineering Record documentation for San Vicente Dam. Prepared Public Interpretive Plan. [1998 – 2010]

Los Angeles Department of Water and Power Freeman Junction, Kern County, CA
Resource Manager responsible for the survey of portions of 1st Los Angeles Aqueduct for cap strengthening project. [2000]

City of San Diego Water Department North City Water Treatment Plant, San Diego, CA
As Resource Manager, managed cultural resource component of the North City (Black Mountain) Water Treatment Plant EIR. Project included survey and limited testing. [1999]

City of San Diego Balboa Park Wastewater Treatment, San Diego County, CA
As Archaeologist, participated in cultural resource documentation for a facility siting study. [1991]

City of San Diego Mission Valley Water Reclamation Plant, San Diego County, CA
Resource Manager responsible for archaeological testing and monitoring program in an area of potential archaeological sensitivity. [1991]

City of San Diego North Metro Interceptor Sewer, San Diego County, CA
Resource Manager responsible for cultural resource investigations for constraints analysis of proposed sewer alignments. [1990 – 1991]

Southern California Edison Eastern Sierra Hydroelectric Relicensing, Mono and Inyo Counties, CA
As Field Director, participated in assessment of 22 sites within three hydroelectric project areas. [1989]

Pacific Gas and Electric Company Pit 3, 4, and 5 Hydroelectric Relicensing Project, Shasta County, CA
As Project Archaeologist, directed limited data recovery efforts at six archaeological sites threatened by shoreline erosion prior to stabilization. [1989;1994]

City of San Diego Rose Canyon Trunk Sewer EIR, San Diego County, CA
As Archaeologist, conducted windshield reconnaissance and records search and prepared overview for proposed sewer. [1989]

San Diego County Water Authority Pamo Dam and Reservoir, San Diego County, CA
As Archaeologist, assisted in preparation of research design and conducted archaeological monitoring of geotechnical investigations. [1985]

Otay Water District Reservoir 657-2, San Diego County, CA
As Archaeologist, supervised survey and report preparation of proposed covered reservoir site in Spring Valley. [1985]

Pacific Gas and Electric Company Mokelumne River Hydroelectric Relicensing, Alpine, Amador, and Calaveras Counties, CA
As Crew Chief, participated in archaeological test excavations and NRHP evaluations. [1983]

Transportation Projects

California High Speed Train, Merced, Madera, and Fresno Counties, CA
Co-Principal Investigator for 60-mile segment of a proposed high speed train route between Merced and Fresno. Project involved surveys and preparing documents: Archaeological Survey Report, Historic Architectural Survey Report, and Historic Properties Survey Report under a Programmatic Agreement between the Federal Railroad Administration, California High Speed Rail Authority, State Historic Preservation Officer and the Advisory Council on Historic Preservation. [2011]

VHB and Clark County Department of Aviation Southern Nevada Supplemental Airport EIS, Clark County, NV
Co-Principal Investigator responsible for cultural resource inventory of over 17,000 acres for a BLM and transfer. Class III survey also included Radar and Navaid facilities and retention basins. Class I studies for multiple alternatives. Project involved consultation with BLM, USFS, FAA, SHPO, Native American groups, and 106 other interested parties. [2006 – 2010]

Caltrans and SANDAG SR-76 East, San Diego County, CA
Principal Investigator responsible for the cultural resource inventory and evaluation program for the SR-76 East widening project. Oversaw the survey of three alternative routes for archaeological and architectural resources, along with Extend Phase I excavations, ASR, HRER, and HPSR. [2006 – 2009]

City of San Diego SR-56, San Diego County, CA
Resource Manager responsible for the cultural resource evaluation program for the SR-56 EIR. Evaluated 16 sites along two alternative freeway alignments. [1996 – 1998]

County of San Diego SA 680/SF 728 Roadway Project Environmental Studies/EIR, San Diego County, CA
As Project Archaeologist, directed the test excavation and NRHP evaluation of four sites on the proposed project alignment. These investigations addressed the potential association of the sites with the Harris Site Complex. [1996 – 1997]

Caltrans La Costa Avenue/I-5 Interchange, San Diego County, CA
As Project Archaeologist, directed an archaeological survey of proposed interchange improvements in the City of Carlsbad. The project requires close coordination with City and Caltrans staff. [1994]

Riverside County Transportation Commission SR-79, Riverside County, CA
Resource Manager responsible for cultural resource investigations for widening and realigning two highway segments. Prepared cultural resource sections for ISs and coordinated archaeological survey reports, historic architectural survey reports, and historic study report. [1992]

City of Victorville La Mesa/Nisqually Road Overpass, San Bernardino County, CA
As Project Archaeologist, supervised survey and prepared positive archaeological survey report and historic property survey report. [1991]

Landfill and Waste-Related Projects

Elsmere Corporation Canyon Landfill, Los Angeles County, CA
As Project Archaeologist, directed cultural resource assessment for the EIR/EIS. [1991 – 1993]

County of San Diego Southwest San Diego Landfill Siting Study, San Diego County, CA
Resource Manager responsible for cultural resource assessments of potential landfill sites throughout the southwestern quadrant of San Diego County. Ranked the relative sensitivity of each potential site. [1987 – 1988]

Land Development Projects

State of California Department of Parks and Recreation Heber Dunes Off-Highway Vehicle Park, Imperial County, CA
State Parks recently acquired Heber Dunes and is in the process of preparing a General Plan and EIR for the Park. As part of these efforts approximately 350 acres were inventoried for cultural resources. Cultural Resources Principal in Charge [2008 – 2009]

State of California Department of Parks and Recreation and Riverside County Economic Development Authority Laborde Canyon Off-Highway Vehicle Park, Riverside County, CA
The areas of the SVRA that would be open to some level of OHV use would cover approximately 1,480 acres within the 2,640-acre Laborde Canyon site. We were contracted to conduct environmental studies for the Laborde Canyon site, including a cultural resource records search and an intensive cultural resources pedestrian survey of the proposed OHV park. Two prehistoric sites and the Lockheed Facility (Beaumont Site No. 2) were recorded within the study area during the survey. A preliminary assessment of the complex at Beaumont Site No. 2 was made to determine eligibility for the California Register of Historical Resources. Ms. Apple served as the Cultural Resources Project Manager. 2003 – 2005

State of California Department of Parks and Recreation Data Recovery for Goat Canyon Retention Basin Border Field State Park, San Diego County, CA
As Cultural Resources Project Manager, conducted data recovery under stringent time constraints based on wildlife issues and construction schedule. Excavation of 50 units at CA-SDI-16,047 Locus B indicated that the site was a buried temporary camp whose occupants exploited littoral, near-shore, and terrestrial subsistence resources. Data recovery investigations successfully collected data important in local and regional prehistory. The identification of a single component locus dating to the Archaic-Late transition is an important contribution. [2003 – 2004]

Del Mar Land Management Company Fairbanks Country Villas, San Diego, CA
As Project Manager, prepared testing plan and implemented testing program for proposed residential development. [1994]

County of San Diego Inmate Reception Center, San Diego County, CA
Project Manager responsible for testing and data recovery of half a city block in downtown San Diego. [1994 – 1996]

Gerald D. Hines Interests 343 Sansome Street, San Francisco County, CA
As Project Archaeologist, participated in archaeological data recovery excavations at a Gold Rush-period site in downtown San Francisco. [1989]

City of North Las Vegas Land Transfer, Clark County, NV
As Project Archaeologist, directed cultural resource survey of 4,000-acre land transfer from the BLM to the City of North Las Vegas. [1989 – 1991]

Kerr-McGee Apex Industrial Park, Clark County, NV
As Project Archaeologist, conducted archaeological survey and NRHP evaluations for BLM land transfer. [1989]

Fargo Industries Walnut Hills Subdivision, San Diego County, CA
As Archaeological Monitor, conducted archaeological monitoring of site preparation and grading in San Marcos. [1987 – 1988]

Fellowship Center, Inc. Alcoholism Service Center, San Diego County, CA
As Project Archaeologist, conducted archaeological survey of proposed rehabilitation center adjacent to Mission San Luis Rey in Oceanside. [1985]

Other Projects

Glamis Imperial Corporation Project, Imperial County, CA
As Archaeologist, conducted cultural resource survey for proposed gold mine. [1997]

Fort Cady Minerals Corporation Boric Acid Mining and Processing Facility, San Bernardino County, CA
As Project Archaeologist, directed survey, testing, and evaluation of 24 sites in Newberry Springs. [1991 – 1993]

U.S. Sprint Rialto-to-El Paso Fiber Optics Cable, San Bernardino and Riverside Counties, CA
As Archaeologist, conducted cultural resource survey along western extent of project. [1986]

County of San Diego Peñasquitos Park, San Diego County, CA
As Archaeologist, participated in survey, including documentation of three adobes. [1979]

California Department of Parks and Recreation/FIR, Old Town State Historic Park, San Diego County, CA
As Archaeologist, participated in excavation before placement of underground utilities in San Diego. [1979]

County of San Diego Rancho Guajome Adobe, San Diego County, CA
As Archaeologist, participated in excavation, cataloging, and analysis for work conducted before building stabilization efforts. [1978]

California Department of Parks and Recreation Anza Borrego Desert State Park, Riverside County, CA
As Archaeologist, participated in resource inventory survey. [1977]

Selected Reports

Supplemental Survey: Peak to Playa: Class III Survey Southern Nevada Supplemental Airport Project Clark County Nevada.)with James Cleland and Christy Dolan). Prepared for Bureau of Land Management, Las Vegas District Office, Federal

Aviation Administration, and Vanasse Hangen Brustlin, Inc. (2010)

A View Across the Cultural Landscape of the Lower Colorado Desert: Cultural Resource Investigations for the North Baja Pipeline Project (with Jamie Cleland). Prepared for TetraTech and North Baja, LLC. EDAW, Inc., San Diego (2003).

Cultural Resources Evaluation for the North Baja Gas Pipeline (with C. Dolan, J. Underwood, and J.H. Cleland). Prepared for Foster Wheeler Environmental, Inc. EDAW, Inc., San Diego (2001).

Historical and Archeological Resources Protection Plan (HARP) for the Chocolate Mountain Aerial Gunnery Range, Imperial County, California (with J.H. Cleland). Prepared for U.S. Navy Southwest Division, Naval Facilities Engineering Command. EDAW, Inc., San Diego (2001).

Archaeological Resources Evaluation Report State Route 56 Between Coast and Foothill, City of San Diego, California (with J.H. Cleland, A. York, T. Wahoff, and D. James). Prepared for the City of San Diego. KEA Environmental, Inc., San Diego (1997).

Archeological Survey and Evaluation Program for the Salton Sea Test Base, Imperial County, California (with A. York, A. Pignolo, J.H. Cleland, and S. Van Wormer). Prepared for U.S. Navy, Southwest Division, Naval Facilities Engineering Command. KEA Environmental, Inc., San Diego (1997).

Two Sides of the River: Cultural Resources Technical Studies Undertaken as Part of Environmental Documentation for Military Use of the MCAS Yuma Training Range Complex in Arizona and California (with G. Woodall, L. Peterson, and J.S. Bruder). Prepared for the Southwest Division Naval Facilities Engineering Command and MCAS Yuma. Dames & Moore Intermountain Cultural Resource Services Research Paper No. 5, San Diego (1993).

Bank Stabilization at Lake Britton: Limited Data Recovery (with A. MacDougall). Prepared for Pacific Gas and Electric. Dames & Moore, San Diego (1990).

Kern River Pipeline Cultural Resource Survey Report (with J.H. Cleland, A.L. York, and P. Friedman). Submitted to the Federal Energy Regulatory Commission. Dames & Moore, San Diego (1990).

Sugarloaf Mountain in Prehistory: Archaeological Testing and Data Recovery for the Exploratory Drilling Program II and the Unit No. 1 Project (with J.H. Cleland and E. Nilsson). Prepared for the Los Angeles Department of Water and Power. Dames & Moore, San Diego (1990).

An Archaeological Research Design for the Evaluation of Cultural Resources in Pamo Valley, San Diego, California (with J.H. Cleland, J.R. Cook, and J. Schaefer). Wirth Environmental Services, a Division of Dames & Moore, San Diego (1985).

Stacey Jordan, PhD, RPA
Practice Leader, Cultural Resources Group
Principal

Education
PhD, Anthropology, Rutgers University, New Brunswick, NJ, 2000
MPhil, Anthropology, Rutgers University, New Brunswick, NJ, 1995
MA, Anthropology, Rutgers University, New Brunswick, NJ, 1994
BA with High Distinction, Anthropology, University of California, Berkeley, 1991

Professional Affiliations
Member, Society for American Archaeology
Member, Register of Professional Archaeologists

Certifications + Approvals
County of San Diego Approved Consultant List for Archaeological Resources
County of San Diego Approved Consultant List for Historic Resources
County of Riverside Approved Cultural Resources Consultant (No. 222)

Awards
2009 – San Diego Archaeological Center Excellence in Archaeology Award, Excellence in Cultural Heritage, Archaeological Data Recovery at CA-SDI-10,920 and Site Stabilization at Sites CA-SDI-586 and CA-SDI-10,920 Along the Southern Shore of Lake Hodges
2008 – San Diego AEP Outstanding Environmental Resource Document Honorable Mention, Boulder Oaks Open Space Preserve
2008 – Riverside County Planning Department, Certificate of Appreciation for the Cultural Resources Working Group
2005 – California Preservation Foundation Preservation Design Award, CCDC Downtown San Diego African-American Heritage Study

Grants + Fellowships
2003, Wenner-Gren Foundation for Anthropological Research Individual Research Grant Team Member: "Analysis and Interpretation of Archaeological Residues from Excavations at the Castle of Good Hope, Cape, South Africa'"
1996–1997, Wenner-Gren Foundation for Anthropological Research, Predoctoral Research Grant #6021
1994–1995, Wenner-Gren Foundation for Anthropological Research, Predoctoral Research Grant #5739
1992–1996, Rutgers University Excellence Fellowship

Publications
Jordan, Stacey. 2002. Classification and Typologies. In: *Encyclopedia of Historical Archaeology*, Charles E. Orser, Jr. (ed.). Routledge. London.
Jordan, Stacey, and Carmel Schrire. 2002. Material Culture and the Roots of Colonial Society at the South African Cape of Good Hope. In: *The Archaeology of Colonialism*, Claire Lyons and John Papadopoulos (eds.). Getty Research Institute. Los Angeles.
Jordan, Stacey C. 2000. Coarse Earthenware at the Dutch Colonial Cape of Good Hope, South Africa: A History of Local Production and Typology of Products. *International Journal of Historical Archaeology*, Vol. 4, No. 2.
Jordan, Stacey, Duncan Miller, and Carmel Schrire. 1999. Petrographic Characterization of Locally Produced Pottery from the Dutch Colonial Cape of Good Hope, South Africa. *Journal of Archaeological Science*, Vol. 26.

Stacey Jordan has been professionally involved in the fields of archaeology and history for more than 15 years. She has served as project director and principal investigator on numerous cultural resources management survey and inventory projects on both public and private land, and regularly works in coordination with project stakeholders; municipal historical resources boards; Native American tribal representatives; and local, state, and federal agencies such as county governments, the California Energy Commission, Bureau of Land Management, US Army Corps of Engineers, State Historic Preservation Office, and US Forest Service. Dr. Jordan has the knowledge of and experience with applicable regulatory frameworks and requirements to facilitate the successful and efficient completion of cultural resources services. Dr. Jordan's experience in utility and renewable energy permitting and compliance projects throughout Southern California has given her an understanding of appropriate ways of approaching resource preservation and impact mitigation within diverse utility project and regulatory contexts, including County of San Diego Cultural Resources Guidelines, CEQA, NEPA, and Section 106. Dr. Jordan was the recipient of the Excellence Fellowship at Rutgers University, as well as multiple research grants from the Wenner-Gren Foundation for Anthropological Research. She is the author of various publications and papers presented at national and international conferences. In addition, Dr. Jordan has served on a variety of prehistoric and historic excavations in the United States and abroad.

Project Experience

NextEra, Genesis Solar Energy Project, Blythe, CA
Project director and California Energy Commission Cultural Resources Specialist for ongoing cultural resources and biological compliance services for an approximately 2,000-acre solar power project on Bureau of Land Management land in the western Mojave Desert. Cultural resources support for this project includes extensive data management, multi-agency coordination, archaeological monitoring, supplemental surveys, and data recovery efforts. [06/2011 – Ongoing]

NextEra, McCoy Solar Energy Project, Blythe, CA
Project manager for ongoing cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey and resource documentation efforts for an approximately 5,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and Riverside County, and an ongoing Native American contact and outreach program. [01/2011 – Ongoing]

NextEra, Blythe Solar Power Project, Blythe, CA
Project manager for cultural resources repermitting services, for an approximately 4,000-acre photovoltaic solar power project on BLM land in the western Mojave Desert. This effort includes data management, impact assessment, and development of a Petition to Amend for the California Energy Commission and Revised Plan of Development for the BLM. [12/2012 – Ongoing]

Solar Millennium, Blythe Solar Power Project, Blythe, CA
Project manager and California Energy Commission (CEC) Cultural Resources Specialist of ongoing Bureau of Land Management (BLM) Class III intensive pedestrian survey, resource documentation, and site evaluation and data recovery efforts for an approximately 7,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and CEC, and an ongoing Native American contact and outreach program. [01/2009 – Ongoing]

Solar Millennium, Palen Solar Power Project, Palen, CA
Project manager of ongoing cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey, resource documentation, and site evaluation efforts, for an approximately 5,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and the California Energy Commission, and an ongoing Native American contact and outreach program. [01/2009 – Ongoing]

Solar Millennium, Ridgecrest Solar Power Project, Ridgecrest, CA
Project manager of cultural resources services, including Bureau of Land Management (BLM) Class III intensive pedestrian survey and resource documentation efforts, for an approximately 2,000-acre solar power project on BLM land in the western Mojave Desert under a fast-track American Recovery & Reinvestment Act (ARRA) funding schedule. This project includes extensive records searches and data management, multi-agency coordination and consultation involving BLM and the California Energy Commission, and an ongoing Native American contact and outreach program. [01/2009 – 01/2011]

Southern California Edison, As-Needed Archaeological Services, CA
Senior Quality Control and Third-Party Reviewer for reporting documents related to on-call survey, resource identification, documentation, testing, and evaluation efforts related to Southern California Edison infrastructure replacements and development throughout California on both private and public lands, including Bureau of Land Management, US Army Corps of Engineers, and US Forest Service land. Project involves completion of State of California Department of Parks and Recreation forms, assessment of resource significance according to National Register of Historic Places eligibility and California Environmental Quality Act (CEQA) significance criteria, and management recommendations. [11/2011 – ongoing]

Bureau of Land Management, National Historic Trails Cultural and Visual Inventory, Multiple States
Cultural resources task manager for ongoing archival research and Phase I cultural resources inventories of National Historic Trails and trail-associated resources on Bureau of Land Management (BLM) lands in New Mexico,

Colorado, Utah, Arizona, California, Nevada, and Wyoming. Inventories include pedestrian survey for the identification of trail traces of the Old Spanish, El Camino Real de Tierra Adentro, California, Oregon, Mormon Pioneer, and Pony Express National Historic Trails; documentation of sites and features associated with the trails during their period of significance; and conditions assessments of observable trail traces. Results of the inventory will be combined with visual and cultural landscape analysis to support BLM's management and protection of high potential route segments and historic sites. [05/2010 – Ongoing]

San Diego Gas & Electric (SDG&E), On-Call Cultural Services, San Diego and Imperial Counties, CA
Director of on-call inventory, survey, monitoring, and reporting work as part of SDG&E's infrastructure operations and maintenance activities on both private and public lands. Tasks include records searches, construction monitoring, archaeological survey and documentation, completion of State of California Department of Parks and Recreation (DPR) forms, and management recommendations. [01/2010 – Ongoing]

Southern California Edison, As-Needed Archaeological Services, CA
Director of on-call survey, resource identification, documentation, testing, and evaluation efforts related to Southern California Edison infrastructure replacements and development throughout California on both private and public lands, including Bureau of Land Management, US Army Corps of Engineers, and US Forest Service land. Project involves completion of State of California Department of Parks and Recreation forms, assessment of resource significance according to National Register of Historic Places eligibility and California Environmental Quality Act (CEQA) significance criteria, and management recommendations. [Prior to AECOM]

City of San Diego, City Planning and Community Investment As-Needed Archaeological Services, City of San Diego, CA
Project manager of ongoing cultural resources consulting services in support of community plan updates under the newly adopted City of San Diego General Plan. Services include records searches, Native American contact programs, background information syntheses, and assessments of archaeological potential as part of the community plan update Historic Preservation Elements. [07/2010 – Ongoing]

Naval Facilities Engineering Command (NAVFAC) Southwest, San Nicolas Island Archaeological Evaluations, Ventura County, CA
Project manager for archaeological evaluation of prehistoric sites CA-SNI-316, 361, and 550 on San Nicolas Island in the Channel Islands of the California Bight. This project involved the significance testing and analysis of Middle and Late Holocene sites and synthesis of results with existing island-wide archaeological data. [11/2008 – 08/2010]

NAVFAC Southwest, San Nicolas Island Wind Environmental Assessment Cultural Studies, Ventura County, CA
Cultural resources task manager for cultural resources inventory on San Nicolas Island in the Channel Islands of the California Bight. This project involved Phase I pedestrian surveys, resource documentation, Section 106 resource evaluation, findings of effect, and management recommendations in support of an Environmental Assessment for proposed wind energy development. [10/2009 – 09/2010]

County of San Diego Department of Parks and Recreation, Sage Hill Preserve Cultural Surveys, San Diego County, CA
Cultural resources task manager for Phase I pedestrian survey and cultural resource inventories of the Sage Hill Preserve in unincorporated northern San Diego County. This project involved the identification and documentation of prehistoric and historic resources, built environment features, and existing infrastructure to assist the Department of Parks and Recreation (DPR) in resource management through development of a Resource Management Plan, including Area Specific Management Directives. Extensive archival and background research, including a contact program with local historic societies, was conducted to develop a historical context for the property. Methods and results of the intensive pedestrian survey were reported in a County of San Diego format technical report, which included extensive cultural histories, a descriptive inventory of identified sites, and management guidelines for potentially significant cultural resources. All resources were documented on DPR 523 forms, and field work was conducted in coordination with a Native American monitor. [05/2009 – 02/2010]

San Diego County Water Authority, Emergency Storage Project Cultural Resources, Lake Hodges, San Diego County, CA
Senior archaeologist and report co-author for data recovery project at site CA-SDI-10,920 along Lake Hodges. The project involved integration of regional data to provide context for

the analysis of CA-SDI-10,920 and examination of the Late Prehistoric occupation of the San Dieguito River Valley around present-day Lake Hodges. [10/2008 – 03/2009]

National Park Service, Jefferson National Expansion Memorial Environmental Impact Study, St. Louis, MO
Co-author for prehistoric and historical archaeology background and impact analysis sections related to the proposed expansion of the Jefferson National Expansion Memorial (Gateway Arch) in St. Louis, Missouri, and East St. Louis, Illinois. [10/2008 – 12/2008]

California Department of Parks and Recreation, Old Town State Historic Park Jolly Boy Project, San Diego, CA
Contributor to the archaeological data recovery report for the Jolly Boy Saloon site in Old Town San Diego State Historic Park. Contributions to this project involve the synthesis of existing data on Old Town San Diego and development of an archaeological and historic context for the analysis and interpretation of recovered material. [10/2008 – 05/2009]

Energia Sierra Juarez, ESJ Gen-Tie Project, Imperial County, CA
Cultural resources task manager for cultural resources inventory for proposed electrical generation intertie facilities. This project involves Phase I pedestrian surveys, resource documentation and resource evaluation under CEQA and the County of San Diego Resource Protection Ordinance, and management recommendations. The work is being conducted according to the County of San Diego's Significance Guidelines and Report Content and Format Guidelines. [01/2009 – Ongoing]

California Department of Parks and Recreation, Ocotillo Wells SVRA General Plan & Environmental Impact Report Cultural Resources, Imperial County, CA
Led cultural resources analyses of Ocotillo Wells State Vehicular Recreation Area (SVRA). Involved the analysis of existing cultural resources conditions and recommendations for the treatment of cultural resources. [01/2010 – 11/2010]

County Department of Public Works, Bear Valley Parkway Cultural Resources Inventory and Assessment, San Diego County, CA
Task manager for the survey, documentation, and evaluation of archaeological and historical resources related to the expansion of Bear Valley Parkway in unincorporated San Diego County. Project conducted for the County Department of Public Works according to County of San Diego guidelines. [03/2009 – 08/2009]

Metcalf & Eddy, Banning State Water Transmission Line, Riverside County, CA
Task manager for cultural resources sensitivity analysis for the construction of an approximately 2.4-mile-long pipeline within the rights-of-way of paved streets within the unincorporated area of the county. As part of this analysis, a records search of the Eastern Information Center was conducted to identify cultural resources studies and identified resources within a 1-mile radius of the proposed alignment. A sacred lands file search was also requested from the Native American Heritage Commission. [11/2008 – 01/2009]

California Department of Parks and Recreation, Heber Dunes SVRA General Plan & Environmental Impact Report, Imperial County, CA
Ongoing Cultural Resources Phase I Survey and Inventory of Heber Dunes State Vehicular Recreation Area (SVRA). Helped to perform analysis of existing cultural resources conditions, assessment of proposed facilities maintenance and development impacts, and recommendations for the treatment of cultural resources. [01/2009 – 05/2009]

Bureau of Land Management, Santa Rosa San Jacinto Mountains National Monument Trails Inventory, Riverside County, CA
As project director, directed cultural resources inventory of trail systems within the Santa Rosa San Jacinto Mountains National Monument, including documentation of prehistoric and historic routes and associated resources within trail corridors. Completed cultural resources inventory report for the Bureau of Land Management (BLM), including BLM-format GIS database. [Prior to AECOM]

City of San Diego, El Camino Real Bridge Historical Evaluation, City of San Diego, CA
Senior archaeologist and historian for a historical resources assessment of a bridge over the San Dieguito River in accordance with CEQA and City of San Diego significance guidelines. Conducted archival research on the bridge's construction history and alterations using historic photographs and original engineering drawings. [Prior to AECOM]

Tierra Environmental Services, El Camino Real Historic Properties Survey and Evaluation Reports, City of San Diego, CA

Senior archaeologist and historian for archival and archaeological investigations along a segment of El Camino Real. Prepared California Department of Transportation (Caltrans)-format Historic Properties Survey Report and Historic Resources Evaluation Report for a segment of the historic El Camino Real through the San Dieguito River Valley, as well as a turn-of-the-century bungalow and an early-20th century Craftsman residence. Conducted extensive research on the San Dieguito River Valley's land use and occupational history. [Prior to AECOM]

San Diego Gas & Electric, SWPL 500-kilovolt Line Studies, San Diego County, CA
Project director for Phase I pedestrian surveys, resource documentation, Section 106 resource evaluation, findings of effect and management recommendations in support of US Army Corps of Engineers wetland permitting associated with proposed jurisdictional water crossing improvement projects in southern San Diego County. [Prior to AECOM]

County of San Diego Department of Parks and Recreation, Boulder Oaks, Sycamore/Goodan, El Capitan/Oakoasis/
El Monte/Steltzer Open Space Preserve and Regional Park Cultural Resources Inventories, San Diego County, CA
Project director for Phase I pedestrian survey and cultural resource inventories of open space preserves and regional parks in unincorporated central San Diego County. The projects involved the identification and documentation of prehistoric and historic resources, built environment features, and existing infrastructure to assist the Department of Parks and Recreation in resource management. Inventory reports included extensive archival research and historical narrative, an inventory of identified sites, and management guidelines for potentially significant cultural resources developed in consultation with Native Americans, where appropriate. [Prior to AECOM]

Caltrans, State Route 94 Operational Improvements Inventory and Evaluation, San Diego County, CA
Director of cultural resources efforts and California Department of Transportation (Caltrans) coordination for survey, documentation, and evaluation related to proposed operational improvements along an 18-mile-long stretch of State Route 94 in San Diego County. Development of Caltrans-format documentation for archaeological and built environment resources. [Prior to AECOM]

ESA, High Winds Wind Farm Project, Solano County, CA
Conducted archival and historical research on the settlement and development of southern Solano County. Evaluated nine historic resources and surrounding landscape significance according to CEQA criteria. Completed historical background and assessment report, photographically documented resources and landscape, and updated state Department of Parks and Recreation forms for previously identified resources. [Prior to AECOM]

US Fish and Wildlife Service, Hercules Gunpowder Point Historical Resources Evaluation, Chula Vista, CA
Project director for the historical evaluation of the Hercules Powder Company Gunpowder Point facility. Supervised archival and historical research, directed field survey and documentation efforts, and provided National Register eligibility evaluation for the site. [Prior to AECOM]

Centre City Development Corps, Downtown San Diego African-American Heritage Study, San Diego, CA
As senior historian, documented the development and growth of the African-American community in downtown San Diego through the 19th and 20th centuries. Archival information, oral histories, architectural evaluations, and recognition of potential archaeological sites were used to document the African-American community's economic, social, and political history in the downtown area, and to identify an African-American Thematic Historic District. [Prior to AECOM]

City of San Diego, Mannasse's Corral/Presidio Hills Golf Course, San Diego, CA
Directed and managed archaeological excavation and interpretation of historic refuse and features related to Old Town San Diego located within the city-owned Presidio Hills Golf Course property. Conducted analysis of excavated material, researched and interpreted site history and use, and assessed resource significance, broadening the understanding of Old Town's archaeological signature and historic lifeways. [Prior to AECOM]

California State Parks, Old Town San Diego State Historic Park Archaeological Excavations, San Diego, CA
Managed excavation and analysis of 19th-century deposits recovered from two locations within Old Town State Historic Park representing roadbed flood wash and tavern refuse. Oversaw ceramic and glass cataloguing, and conducted historical research and interpretation on specific site uses and depositional processes. Prepared California Department of Parks and Recreation forms, and assessed resource

significance according to National Register eligibility criteria. [Prior to AECOM]

City of El Centro, Cole Road and Dogwood Road Widening Projects, Imperial County, CA
Project management of field survey and documentation efforts related to the widening of Dogwood Road and Cole Road in unincorporated Imperial County. Produced CEQA and Caltrans-format documentation related to identified resources and proposed project impacts. [Prior to AECOM]

Blackwater West, Cultural Resources Phase I and Phase II Studies, Potrero, CA
Project director overseeing the survey of an approximately 850-acre area in eastern San Diego County and test excavation of identified prehistoric sites. Directed archaeological and built environment documentation, Extended Phase I testing, and Phase II testing efforts under the new County of San Diego Guidelines implemented September 2006. [Prior to AECOM]

Wakeland Housing and Development Corporation, Vine/Carter Hotel Historical Assessment, San Diego, CA
As project manager, conducted extensive archival research and historical assessment of the African-American-owned Vine/Carter Hotel building in San Diego's East Village. Conducted historical research on the building's ownership history and development; its historical uses, managers, and residents; and its place in San Diego's historical African-American community. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared California Department of Parks and Recreation forms, and assessed the building's significance according to local, state, and federal significance criteria. As a result of the project, the Vine/Carter Hotel was nominated as a significant historical resource by the City of San Diego Historical Resources Board. [Prior to AECOM]

Alameda Corridor East Construction Authority, Mission San Gabriel Gardens Excavation, Jump Start Project, San Gabriel, CA
As project manager, conducted monitoring and excavation of Spanish colonial and American-era deposits associated with the construction of the original Mission San Gabriel and later 19th-century occupations. Documented the sites according to State Office of Historic Preservation guidelines, and assessed the resources according to National Register and CEQA significance criteria. [Prior to AECOM]

Wakeland Housing and Development Corporation, Lillian Grant Property Public Art Project, San Diego, CA
As project manager, provided historical research services and written text incorporated into the public art commissioned for the redevelopment of the historical Lillian Grant Property in the East Village of San Diego. The public art, located at 14th and J streets at the Lillian Place affordable housing complex, commemorates the histories, experiences, and contributions of African-Americans to the development of San Diego and the East Village area, in particular. [Prior to AECOM]

Wakeland Housing and Development Corporation, Lillian Grant Property Historic American Building Survey (HABS), San Diego, CA
As project manager, supervised the HABS of the Lillian Grant properties in the East Village community of San Diego, submitted to the City of San Diego. Oversaw archival-quality photographic documentation and architectural line and plan drawings, as well as completed required HABS historical narrative on the subject buildings. [Prior to AECOM]

Alameda Corridor East Construction Authority, San Gabriel Mission Trench Excavation, San Gabriel, CA
As senior archaeologist, conducted historical and archival research on the prehistory and history of the San Gabriel Mission and surrounding areas to assess potential impacts of a proposed below-grade railway trench. Compiled historical narrative, identified potential subsurface features, and recommended appropriate mitigation strategies. [Prior to AECOM]

Los Angeles Department of Parks and Recreation, Camp Seely National Register Evaluation, San Bernardino National Forest, San Bernardino County, CA
As senior historian, conducted National Register evaluation of the early 20th-century Camp Seely recreational camp facility leased by the City of Los Angeles in the San Bernardino National Forest. Conducted historical and archival research on the camp's history and development, its individual buildings, and its architects, including Sumner P. Hunt and Silas R. Burns. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared state Department of Parks and Recreation forms, and assessed resource significance according to National Register eligibility criteria. [Prior to AECOM]

Los Angeles Department of Parks and Recreation, Camp Radford National Register Evaluation, San Bernardino National Forest, San Bernardino County, CA
As senior historian, conducted National Register evaluation of the early 20th-century Camp Radford recreational camp facility leased by the City of Los Angeles in the San Bernardino National Forest. Conducted historical and archival research on the camp's history and development, its individual buildings, and its architects, Sumner P. Hunt and Silas R. Burns. Photographed and documented the building according to Office of Historic Preservation guidelines, prepared state Department of Parks and Recreation forms, and assessed resource significance according to National Register eligibility criteria. [Prior to AECOM]

Papers and Presentations

The Development of Colonial Culture at the South African Cape of Good Hope: Examining the many "functions" of utilitarian ceramics. Presented at the Archaeology of Colonialism Symposium, Archaeological Institute of America Annual Meetings, January 2001.

Urban Archaeology and the Focus of Memory: A Study in the History and Narrative of South Central Los Angeles. Presented at the Society for American Archaeology Annual Meeting, March 2002.

Historical Archaeology as Anthropology: Artifacts, Identities, and Interpretations in the Study of the Recent Past. Presented at the World Archaeological Congress, January 2003.

Old Town Made New Again: The Archaeology of San Diego's First Settlement. Presented at the Society for California Archaeology Annual Meeting, April 2005.

Past as Present: Tourism and Archaeology in Old Town San Diego. Presented at the Society for Applied Anthropology Annual Meeting, April 2005.

The Face of Mercantilism at the South African Cape of Good Hope: Ceramics and the Hesitant Empire. Presented at the Society for Historical Archaeology Annual Meeting, January 2006.

A Patchwork History: Interweaving Archaeology, Narrative and Tourism in Old Town San Diego. Presented at the Society for American Archaeology Annual Meeting, March 2007.

Mannasse's Corral: The Life History of a Piece of Old Town. Presented to the San Diego Presidio Council, January 2008.

Making the Past Present: Archaeology, Heritage and Tourism in Old Town San Diego. Presented at the Society for California Archaeology Annual Meeting, April 2008.

Session organizer and presenter, *Paths of Inquiry: Perspectives on the Study and Management of Trails in the Western United States.* Society for American Archaeology Annual Meeting, March 2011.

Session organizer and presenter, *The ARRA-Funded Historic Trails Inventory Program*. Old Spanish Trail Association Annual Conference, June 2011.

CEQA and Historical Resources. Guest Lecturer, California Environmental Quality Act, UCSD Extension Course, 2008–2011, 2013.

Cheryl Bowden-Renna
Archaeologist/Associate
Assistant Laboratory Director

Education
BA, Anthropology, San Diego State University, 1987
Square supervisor and Field School Instructor, at Tel Dor, Israel, U.C. Berkeley

Affiliations
Member, Society for California Archaeology

Certifications
40-Hour Hazardous Waste Operations and Emergency Response
(HAZWOPER Course maintained since 1996)

Lectures + Instruction
Sandstone Features Adjacent to Lake Cahuilla (with S. Rose), Volume 12, Society of California Archaeology, 1999
The Cultural Resources of the Chocolate Mountains (with R. Apple), Society of California Archaeology, 2004

Cheryl Bowden-Renna has served as archaeologist and assistant laboratory director for several cultural resource firms in San Diego. With 15 years of archaeological experience, Ms. Bowden-Renna has worked at sites throughout the southwestern United States. She also has a background in accounting, database management, and has developed solid management and supervisory skills.

Ms. Bowden-Renna has extensive archaeological monitoring experience of ordnance removal at the Salton Sea Test Base in Imperial County. She has also served as archaeological monitor of the test excavation for the Inmate Reception Center in downtown San Diego. In that role, she was responsible for monitoring excavations, including the use of backhoes, during the data recovery of features from an urban historic site.

Project Experience

Department of General Services Federal Services Caltrans District 11 New Headquarters, San Diego, CA
Performed cultural monitoring for historic and prehistoric resources during preconstruction and construction for Caltrans 11 new headquarters building.

County of San Diego Camp Lockett Monitoring, Campo, CA
Performed monitoring during construction of a sewage treatment facility in Campo, San Diego County.

NAVFAC Southwest and MCAS Miramar East Miramar Housing Alternative, San Diego, CA
As Project Archaeologist, conducted cultural resources survey, excavation, and evaluation of several sites located on MCB Miramar.

NAVFAC Southwest and MCAS Miramar Jet Fuel Line, San Diego, CA
As Crew Chief, conducted cultural resources survey for proposed fuel line for the Marine Corps, San Diego County.

Riverside County Economic Development Authority OHV Project, Riverside County, CA
As Crew Chief, conducted cultural resources survey of over 1,000 acres in Riverside County, California.

Sempra Utilities Coronado Monitoring Project, Coronado, CA
Monitoring of powerline trenching on Coronado Island, California.

City of Santa Clarita and Caltrans District 7 Cross Valley Survey, Los Angeles County, CA
As Crew Chief, conducted cultural resources survey in Los Angeles County, California.

City of San Diego McAuliffe (Winterwood) Community Park, San Diego, CA
Crew Chief for cultural resources survey of a proposed park.

NAVFAC Southwest and MCAS Yuma Two Crash Sites on The Barry M. Goldwater Range, Yuma, AZ
Crew Chief for cultural resources survey of two helicopter crash sites.

NAVFAC Southwest Cultural Resources Inventory For the Infantry Squad Battle Course (P-633), Marine Corps Base Camp Pendleton, CA
Crew Chief for cultural resources survey and site recordation.

San Diego County Water Authority Emergency Storage Project, San Diego County, CA
As Project Archaeologist, Crew Chief, Field Technician and Laboratory Analysis, conducted cultural resources survey, testing and evaluation of several large project sites within San Diego County.

San Diego Gas & Electric Valley Rainbow Transmission Line Project, Riverside and San Diego Counties, CA
Crew Chief for cultural resources survey and site recordation for major portions of a large transmission line project.

LMXU Village Center
Crew chief for cultural resources excavation and water screening.

Los Angeles Department of Parks and Recreation Plum Canyon Park Project, Los Angeles County, CA
As Crew Chief, conducted cultural resources survey for a community park in Saugus, Los Angeles County, California.

City of Escondido Tract 207A
As Project Archaeologist, conducted cultural resources survey of 1.13 acres in the City of Escondido.

Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, Yuma County, AZ
Phase I cultural resource survey of proposed transmission line and 17 threat emitter stations.

North Baja Gas Pipeline Project, Riverside and Imperial Counties, CA
Conducted cultural resources survey and monitoring for large pipeline project in Riverside and Imperial counties, California.

Archaeological Testing and National Register Evaluation of Site CA SDI-16,002 Near Range 210 Marine Corps Base Camp Pendleton, CA
Field Director for test excavation of CA-SDI-16,002.

Ballpark Infrastructure, San Diego, CA
As Field Monitor, performed historic monitoring and testing of downtown east village area for the proposed Ballpark.

Ballpark Remediation, San Diego, CA
As Field Monitor, performed historic monitoring and testing of downtown east village area for the proposed Ballpark. Required hazardous materials certification.

Nobel Drive, San Diego County, CA
As Field Monitor, performed prehistoric monitoring of road extension to I-805 interchange.

Sempra Utilities On-call Cultural Services, San Diego, CA
As Field Monitor, historic monitoring and testing of downtown east village area for the proposed Ballpark. Required hazardous materials certification.

County of San Diego Inmate Reception Center Project, San Diego County, CA
As Laboratory Supervisor, conducted field monitoring of large machinery, including backhoes, during the data recovery of features from an urban historic site in downtown San Diego. Catalog and database management for project.

NAVFAC Southwest Levee Bridge, San Diego County, CA
As Crew Chief/Laboratory Supervisor, was responsible for catalog, database management, table creation for CA-SDI-10,156, and discovery sites.

U.S. Navy Salton Sea Test Base Project, Imperial County, CA
As Crew Chief, was responsible for site recordation, test excavation, and monitoring of 130 prehistoric sites in the County.

City of San Diego and Caltrans SR-56 EIR, Cultural Investigations, San Diego County, CA
As Laboratory Technician, cataloged 12 prehistoric sites during preparation of EIR.

City of San Diego and Caltrans SR-56 Cultural Resources Testing, San Diego County, CA
As Crew Chief, performed testing at 12 prehistoric sites.

P-527 Santa Margarita/San Onofre Cultural Resources Testing and Monitoring, MCB Camp Pendleton, San Diego County, CA
Performed monitoring of water treatment pond and pipeline construction in the County.

NAVFAC Southwest San Clemente Island Existing Conditions Study for Pumped Hydrostorage/Wind Farm Project, Los Angeles County, CA
As Field Technician, responsible for recording 80 sites on San Clemente Island.

NAVFAC Southwest Tactical Aircrew Combat Training System Range Upgrade, MCAS Yuma, Yuma County, AZ
As Field Technician, responsible for Phase I cultural resource survey of proposed transmission line and 17 threat emitter stations.

Boulder Valley Project, San Diego County, CA
Cultural resource survey of proposed reservoir and pipeline tunnels in the County.

Kern River Project, San Bernardino County, CA, Beaver, Miller, and Utah Counties, UT, and Clark County, NV
Excavated, surveyed, and monitored along pipeline right-of-way. Analyzed artifacts from all phases of project in Las Vegas, Nevada.

Pacific Rim Laboratory Analysis, San Diego County, CA
As Field Technician, analyzed CA-SDI-691, a prehistoric site on Batiquitos Lagoon.

County of San Diego Cal Terraces Laboratory Analysis, San Diego County, CA
As Laboratory Technician, analyzed one prehistoric site, and reanalyzed two prehistoric sites, in Otay Mesa.

Elsmere Corporation Cultural Resource Survey, Los Angeles County, CA
As Field Technician, conducted cultural resource survey of 2,200 acres in the San Gabriel Mountains.

Caltrans Coursegold Excavation, Madera County, CA
As Field Technician, excavated site for Caltrans road widening.

U.S. Navy Vandenberg Laboratory Analysis, Santa Barbara County, CA
As Laboratory Technician, sorted artifacts and wet-screened column samples.

Camelot Cultural Resource Survey, Kern County, CA
As Crew Chief, conducted a cultural resource survey of a 200-acre lot split in the Mojave Desert.

Caltrans SR-86 Cultural Resource Survey, Imperial County, CA
As Crew Chief, conducted a cultural resource survey of SR-86 road widening in the County.

Black Mountain Ranch Excavation, San Diego County, CA
As Laboratory Supervisor, excavated and analyzed 15 prehistoric sites in the La Jolla Valley.

City of Carlsbad Cannon Ranch Reaches 3 and 4, San Diego County, CA
As Crew Chief, excavated and analyzed two prehistoric sites in Carlsbad.

San Diego Gas & Electric Rancho San Miguel Project, San Diego County, CA
As Field Technician/laboratory Supervisor, excavated and analyzed nine sites and conducted extensive surface collections in the County.

Cottonwood Canyon Laboratory Analysis, Riverside County, CA
As Laboratory Supervisor, analyzed two prehistoric sites in the County.

Rancho del Rey (Spa III) Excavation, San Diego County, CA
As Field Technician/laboratory Supervisor, excavated and analyzed a prehistoric site in Chula Vista.

Stallions Crossing Laboratory Analysis, San Diego County, CA
As Laboratory Supervisor, analyzed five prehistoric sites in Del Mar.

Valley Ranch Cultural Resource Survey, Palmdale, CA
Conducted cultural resource survey of 350 acres in Palmdale.

Fairbanks Highland Cultural Resource Survey, San Diego County, CA
Conducted cultural resource survey, excavation, and analysis.

Eagle Mountain Cultural Resource Survey, Riverside County, CA
Conducted cultural resource survey of the Eagle Mountain mine and railroad to Salton Sea.

Santa Margarita River Cultural Resource Survey, San Diego and Riverside Counties, CA
Conducted cultural resource survey of Santa Margarita River from Temecula to the Pacific Ocean.

Scripps Ranch North Excavation, San Diego County, CA
Excavated and analyzed two prehistoric sites and one historic site in Poway.

Sycamore Canyon Excavation, San Diego County, CA
Excavated and analyzed two prehistoric sites east of Poway.

Los Campanos Excavation, San Diego County, CA
Excavated and analyzed four prehistoric sites and one historic site in Valley Center.

American Girl Mine Cultural Resource Survey, Imperial County, CA
Conducted cultural resource survey, excavation, and analysis of historic artifacts from a historic gold mining town in the Cargo Muchacho Mountains.

Railroad Canyon Cultural Resource Survey, Riverside County, CA

Conducted cultural resource survey, excavation, and analysis of a road realignment in Temecula.

U.S. Air Force Edwards Air Force Base Cultural Resource Survey, Excavation, and Analysis, Kern County, CA
As Field Technician/Laboratory Technician, conducted cultural resource survey, excavation, and analysis of 1,000-acre area on Edwards Air Force Base.

County of San Diego Parks and Recreation Department Johnson-Taylor Adobe Excavation, San Diego County, CA
As Field Technician/Laboratory Technician, excavated and analyzed the area around the Johnson-Taylor Adobe and C wing.

Pacific Rim Laboratory Analysis, San Diego County, CA
As Field Technician/Laboratory Technician, conducted extensive shell and lithic analysis of prehistoric sites on Batiquitos Lagoon.

Stephanie Jow
Senior Archaeologist

Education
MA, Anthropology, San Diego State University, 2009
BA, Physical Anthropology, University of California, Santa Barbara, 2004

Affiliations
Member, Society for California Archaeology
Member, Society for Applied Anthropology

Awards + Honors
Norton Allen Scholarship, San Diego State University Department of Anthropology, Fall 2009

Technical Papers & Presentations
Native American Monitor Training Forum, Society for California Archaeology, San Diego, 2012

Professional History
August 2008 – Present
Design + Planning at AECOM
Staff Archaeologist
Contact: Stacey Jordan, 619-233-1454

2007 – 2008
Collections Management Laboratory, San Diego State University
Education Outreach Coordinator
Contact: Lynn Gamble, 805-893-7341

2006
Collections Management Laboratory, San Diego State University
Laboratory Technician
Contact: Lynn Gamble, 805-893-7341

Stephanie Jow has 7 years of archaeological and ethnographic experience in Southern California. Her experience includes archaeological testing, data recovery, survey, laboratory analyses, document research, and report production for private, city, county, state, and federal clients. She regularly works in coordination with project stakeholders; Native American tribal representatives; and various agencies such as county governments, the California Energy Commission, California Public Utility Company, Bureau of Land Management, US Army Corps of Engineers, US Fish and Wildlife Services, and the State Historic Preservation Office.

Ms. Jow has also contributed to social science projects for federal, state, and local clients. The resulting documents have included specialized technical studies on social and cultural issues, including community baseline reports, as well as more generalized socioeconomic analysis for NEPA- and CEQA-compliant documents.

Over the past four years, Ms. Jow has served as an archaeologist, cultural lead, field director, and/or project manager on several renewable energy permitting and compliance projects in the Mojave and Colorado Deserts. She also works closely with Southern California Native American groups to assist in project compliance with Section 106 of the National Historic Preservation Act (NHPA) of 1966.

Project Experience

Los Angeles Department of Water & Power, Beacon Photovoltaic Project, Kern County, CA
Cultural Resources Specialist for environmental compliance services for the Beacon Photovoltaic Project. Duties include the preparation and implementation of a Worker Environmental Awareness Program and Cultural Resources Monitoring and Mitigation Plan, management and oversight of archaeological and Native American monitors during construction activities for LADWP's joint facilities, and the preparation of a final monitoring report. The project also

includes the evaluation and treatment of inadvertent discoveries when identified in the field. [09/2013 – Ongoing]

RE Barren Ridge 1 LLC, RE Cinco Project, Kern County, CA
Cultural Resource Specialist for the archaeological survey of the proposed RE Cinco solar facility and associated gen-tie transmission line. Duties include the recordation of historic and prehistoric archaeological sites, and the preparation of cultural resources Class I and Class III level reports. Duties also include coordination with the U.S. Fish and Wildlife Service, Bureau of Land Management, and local Native American Tribes; as well as client interaction and consultation. [11/2013 – Ongoing**]**

San Diego Gas & Electric Company, Salt Creek Substation, San Diego County, CA
Cultural Lead for the cultural resources investigations and environmental compliance services for the proposed Salt Creek substation and associated gen-ties lines. Duties include responding to CPUC PEA comments and data requests, the development and preparation of a Cultural Resources Monitoring and Mitigation Plan, and management and oversight of archaeological monitors during construction phase. [11/2013 – On-going]

NAVFAC Southwest and MCB Camp Pendleton, Public Outreach Program, MCB Camp Pendleton, San Diego County, CA
Project Manager for the development of a public outreach plan as part of the cultural resources program on MCB Camp Pendleton. The project includes the production of cultural resources themed posters, brochures, and a web page, as well as consultation with public interest groups and local Native American groups. [09/2012 – Ongoing]

City of San Diego, City Planning and Community Investment Department, As-Needed Archaeological Services, San Diego, CA
Project manager for archaeological studies to supplement city community plan updates for six communities throughout San Diego County. Duties include record and archival research, Native American consultation efforts, and the production of six individual studies. [08/2010 – Ongoing**]**

Abengoa Solar, Mojave Solar Power Plant Project, San Bernardino County, CA
Project Manager/Cultural Resource Specialist/Field Director for various project-related tasks. Field director for the archaeological survey of the Lockhart Substation Connection and Communication Facilities portion that included the recordation of historic and prehistoric archaeological sites, and contributions to the preparation of a cultural resources Class III report. Project Manager and Cultural Resource Specialist for the compliance phase during the construction of the 250 mega-watt solar facility. Duties included overseeing Cultural Resources and Native American Monitors, coordination with the California Energy Commission, Bureau of Land Management Barstow Field Office, and local Native American Tribes; client interaction and consultation; and preparing various compliance reports. The project also included the identification, evaluation, and treatment of unanticipated discoveries encountered during construction monitoring. [08/2010 – 05/2013**]**

California High-Speed Rail Authority, Merced to Fresno High-Speed Train System Environmental Impact Report/ Environmental Impact Statement, Central Valley, CA
Assistant field director and crew chief for the archaeological survey of the Merced to Fresno section of the proposed high-speed train. Duties include coordination of pre-field logistics, organization of field data, and assisting with the management of field efforts. Additional duties include architectural survey support, archival research, and report contributions. [01/2011 – 04/2013**]**

City of Escondido, Regional General Applications Project, Phase II, Escondido, CA.
Cultural Lead for the cultural resources investigations in support of a Programmatic Agreement to conduct routine maintenance activities for City channels, basins, inlets and outlets. The project included a record search, an archaeological survey of 27 channels/basins/inlets/outlets, and the completion of an Archaeological Survey Report. [08/2012 – 09/2012]

Naval Engineering Facilities Command (NAVFAC) Southwest and Marine Corps Base (MCB) Camp Pendleton, Basewide Water Infrastructure Project, MCB Camp Pendleton, San Diego County, CA
Section 106 consultant for the basewide water infrastructure improvements on MCB Camp Pendleton. Duties include Native American consultation support with local Juaneño and Luiseño Native American tribes. [03/2011 – 09/2012**]**

NAVFAC Southwest and Marine Corps Air Station (MCAS) Yuma, Chocolate Mountains Aerial Gunnery Range, Imperial and Riverside Counties, CA
Archaeologist for the survey of a supplemental magazine and a National Register Evaluation of a prehistoric trail. Additional duties included the coordination of the Native American consultation program and Native American monitor, and contributing to the evaluation report. [2010**]**

NAVFAC Southwest and MCB Camp Pendleton, Basewide Utilities Infrastructure Project, MCB Camp Pendleton, San Diego County, CA

Section 106 consultant/archaeologist/lab technician for basewide utilities infrastructure improvements. Duties included survey and testing of more than 50 archaeological sites, laboratory analysis and cataloging of project artifacts, and report contributions. Additional duties included seven months of Section 106 Native American consultation work with local Juaneño and Luiseño Native American tribes. [09/2009 – 07/2010]

Archaeologist for the P-1043 excavation, testing and evaluation of site CA-SDI-1313/14791, as part of the basewide utility infrastructure project. [08/2013 – 10/2013]

NAVFAC Southwest and MCB Camp Pendleton, Grow the Force Permanent Bed-down Facilities Project, MCB Camp Pendleton, San Diego County, CA
Section 106 consultant/archaeologist/lab technician. Duties included survey and testing of several archaeological sites, laboratory analysis and cataloging of project artifacts, and report contributions. Additional duties included 7 months of Section 106 Native American consultation work with local Juaneño and Luiseño Native American tribes. [07/2009 – 07/2010]

Vanasse Hangen Brustlin, Southern Nevada Supplemental Airport EIS DO 5, Jean, NV
Assistant Project Manager/Field Crew Chief for a cultural resources evaluation of a proposed airport. Duties included leading a crew for the survey and recordation of approximately 230 prehistoric and historic archaeological sites in the Ivanpah Valley region of southern Nevada. Additional duties included contributing to the authorship of a Class III evaluation report. [05/2009 – 11/2010]

Solar Millennium, Blythe Solar Power Project, Riverside County, CA
Archaeologist for a proposed 7,000-acre solar project under review by the BLM and CEC. The project included an archaeological survey of the project site and buffer zones, the recordation of historic and prehistoric archaeological sites, and the preparation of several cultural resources survey, evaluation, and data recovery reports. Duties included field surveys, site recordation, date recovery, and contributions to the various technical reports. [March 2010-December 2011]

City of Fullerton, Engineering Department, Raymond Avenue Grade Separation Project, Orange County, CA
Cultural Lead for a cultural resources evaluation of a proposed grade separation project. Duties included record and archival research, archaeological survey, and consultation with local historic societies and Native American groups. Additional duties included the co- authorship of an evaluation report. [06/2009 – 01/2010]

NAVFAC Southwest and MCB Camp Pendleton, Piedra de Lumbres (PDL) Quarry Evaluation Project, MCB Camp Pendleton, San Diego County, CA
Lab technician for the evaluation of the prehistoric Piedra de Lumbre chert quarry site (CA-SDI-10,008/10,708) on MCB Camp Pendleton. Duties included analysis and cataloging of project artifacts. [2009]

NAVFAC Southwest and MCB Camp Pendleton, Tertiary Treatment Plant Project, MCB Camp Pendleton, San Diego County, CA
Lab technician for the evaluation of the prehistoric site CA-SDI-14,170 and testing of four additional previously identified prehistoric sites and two discovery sites for a reclaimed water pipeline. Duties included analysis and cataloging of project artifacts. [2009]

California Department of Transportation (Caltrans), State Route 76 Mission to Interstate 15 CEQA and NEPA Studies, San Diego, CA
Archaeologist and lab technician for a cultural resources study of two proposed alternatives for the expansion of State Route 76. Duties included archaeological testing of various sites within the project area and the analysis and cataloging of project artifacts. [2009]

Los Angeles Department of Water & Power (LADWP)/County of Imperial, Niland Solar Cultural Resources Evaluation, Niland, CA
Archaeologist for cultural resources evaluation of approximately 1,000 acres. Duties included archaeological surveys of the project area. [2009]

San Diego Department of Parks & Recreation, Jolly Boy, Old Town San Diego State Historic Park, San Diego, CA
Lab technician for the data management of the renovations to an existing building on the site of the former Aguilar Serrano adobe in Old Town San Diego. Duties included analysis and cataloging of project artifacts. [2009]

NAVFAC Southwest, Chocolate Mountain Aerial Gunnery Range (CMAGR) Cultural Affiliation Studies, Riverside and Imperial Counties, CA
Native American consultant for a Cultural Affiliation Study in the Chocolate Mountain Aerial Gunnery Range. Duties included Native American consultation associated with various local tribes. [2009]

Bureau of Land Management, CalNev Environmental Impact Statement (EIS), CA and NV
Socioeconomic analyst for an EIS related to a proposed natural gas pipeline. The project involves the construction,

operation, and maintenance of 233 miles of new 16-inch-diameter pipeline from Colton, California, to Las Vegas, Nevada. Duties included providing demographic and socioeconomic research for the EIS. [2009]

NAVFAC Southwest, Naval Air Station (NAS) Alameda Environmental Assessment, Alameda, CA
Socioeconomic analyst for an EIS related to a proposed housing disposal and reuse plan. The proposed project would involve additional disposal and reuse of the approximately 42 acres (15 hectares) within the North Housing Area. Duties included collecting demographic and socioeconomic research for the EIS. [2009]

APPENDIX B
CONFIDENTIAL MAP

(BOUND SEPARATELY)

APPENDIX C
NATIVE AMERICAN CONTACT PROGRAM

Jow, Stephanie

From: Jow, Stephanie
Sent: Wednesday, August 10, 2011 12:46 PM
To: 'Dave Singleton'
Subject: Sacred lands file check for North Park Community in San Diego, CA
Attachments: CPCI_Records_Search_GREATER NORTH PARK.pdf

Mr. Singleton,

I am contacting you to request a sacred lands file check for the community of North Park, located in San Diego, California. This is not for a proposed project, rather, AECOM is assisting the City of San Diego with various Community Plan Updates. Attached is a map showing the community boundaries on Pueblo Lands of San Diego on the La Mesa, CA 1975, La Jolla, CA 1975, National City, CA 1975 and Point Loma, CA 1994 quadrangles.

If you have any questions, please do not hesitate to call me at (619) 233-1454. Thank you.

Stephanie Jow
Archaeologist
D +1 619.684.6942
stephanie.jow@aecom.com

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San Diego CA 92101 USA
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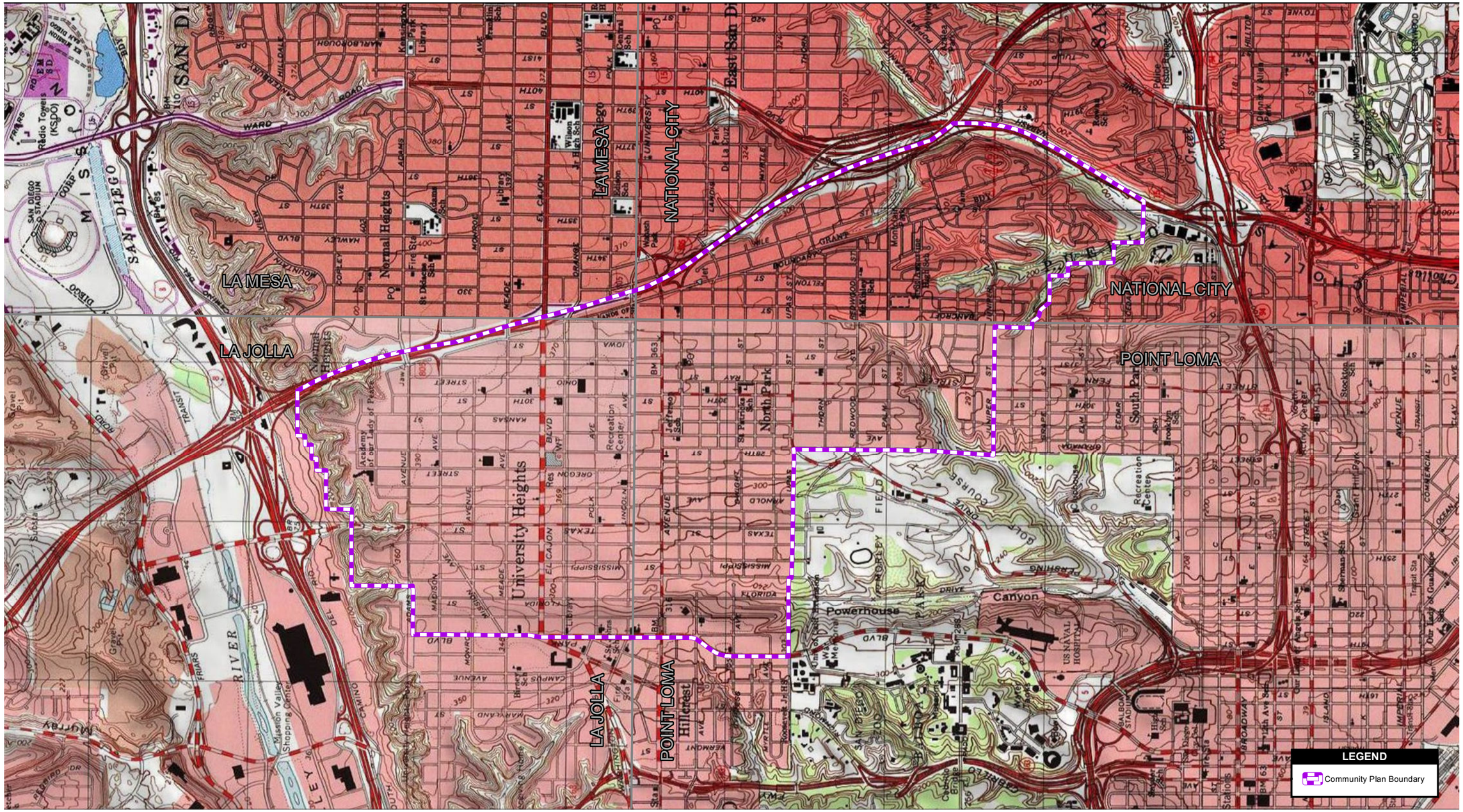
EDAW has evolved.
Our name is now AECOM, as our Design + Planning professionals work in concert with a wider range of experts to enhance and sustain the world's built, natural and social environments.



Source:

2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
GREATER NORTH PARK
Records Search

USGS 7.5' Topo Quad La Mesa, CA 1975, La Jolla, CA 1975, National City, CA 1975, Point Loma, CA 1994

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ

Jow, Stephanie

From: Jow, Stephanie
Sent: Thursday, August 11, 2011 12:29 PM
To: Jow, Stephanie
Subject: RE: Sacred lands file check for North Park Community in San Diego, CA

Dave,

As requested, here is the follow-up information for the North Park community.

Quads: La Mesa, CA 1975; La Jolla, CA 1975; National City, CA 1975; Point Loma, CA 1994
T16S/17S, R2W/3W
Within: 342000mN – 342600mN, 48600mE – 49100mE

Stephanie Jow
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D +1 619.684.6942
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From: Jow, Stephanie
Sent: Wednesday, August 10, 2011 12:46 PM
To: 'Dave Singleton'
Subject: Sacred lands file check for North Park Community in San Diego, CA

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If you have any questions, please do not hesitate to call me at (619) 233-1454. Thank you.

Stephanie Jow
Archaeologist
D +1 619.684.6942
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STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

August 11, 2011

Ms. Stephanie Jow, Archaeologist
AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

Sent by FAX to: 619-233-0952
No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the **"Proposed Community Plan Update for the North Park Community;"** located in North Park Community Plan Area; City of San Diego; San Diego County, California

Dear Ms. Jow:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'area of potential effect,' (APE) based on the USGS coordinates provided and found numerous **Native American cultural resources were identified** in the USGS coordinates you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive.

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation, even during Initial Study or First Phase surveys with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list of Native American Contacts we attach to this letter in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a

significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 4(f), Section 110 (f)(k) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton

Attachment: Native American Contact List

California Native American Contact List
San Diego County
August 11, 2011

Barona Group of the Capitan Grande
Edwin Romero, Chairperson
1095 Barona Road
Lakeside , CA 92040
Diegueno
sue@barona-nsn.gov
(619) 443-6612
619-443-0681

Sycuan Band of the Kumeyaay Nation
Danny Tucker, Chairperson
5459 Sycuan Road
El Cajon , CA 92021
Diegueno/Kumeyaay
ssilva@sycuan-nsn.gov
619 445-2613
619 445-1927 Fax

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
PO Box 1120
Boulevard , CA 91905
Diegueno/Kumeyaay
gparada@lapostacasino.
(619) 478-2113
619-478-2125

Viejas Band of Kumeyaay Indians
Anthony R. Pico, Chairperson
PO Box 908
Alpine , CA 91903
Diegueno/Kumeyaay
jrothauff@viejas-nsn.gov
(619) 445-3810
(619) 445-5337 Fax

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
PO Box 365
Valley Center, CA 92082
Diegueno
allenl@sanpasqualband.com
(760) 749-3200
(760) 749-3876 Fax

Kumeyaay Cultural Historic Committee
Ron Christman
56 Viejas Grade Road
Alpine , CA 92001
Diegueno/Kumeyaay
(619) 445-0385

Iipay Nation of Santa Ysabel
Virgil Perez, Spokesman
PO Box 130
Santa Ysabel, CA 92070
Diegueno
brandietaylor@yahoo.com
(760) 765-0845
(760) 765-0320 Fax

Campo Kumeyaay Nation
Monique LaChappa, Chairperson
36190 Church Road, Suite 1
Campo , CA 91906
Diegueno/Kumeyaay
(619) 478-9046
miachappa@campo-nsn.gov
(619) 478-5818 Fax

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed North Park Commujnity Plan Update for the North Park neighborhood; City of San Diego; San Diego County, California for which a Sacred Lands File search and Native American Contacts list were requested.

California Native American Contact List
San Diego County
August 11, 2011

Jamul Indian Village
Kenneth Meza, Chairperson
P.O. Box 612
Jamul , CA 91935
jamulrez@sctdv.net
(619) 669-4785
(619) 669-48178 - Fax
Diegueno/Kumeyaay

Inaja Band of Mission Indians
Rebecca Osuna, Spokesperson
2005 S. Escondido Blvd.
Escondido , CA 92025
(760) 737-7628
(760) 747-8568 Fax
Diegueno

Mesa Grande Band of Mission Indians
Mark Romero, Chairperson
P.O Box 270
Santa Ysabel, CA 92070
mesagrandeband@msn.com
(760) 782-3818
(760) 782-9092 Fax
Diegueno

Kumeyaay Cultural Repatriation Committee
Steve Banegas, Spokesperson
1095 Barona Road
Lakeside , CA 92040
(619) 742-5587 - cell
(619) 742-5587
(619) 443-0681 FAX
Diegueno/Kumeyaay

Kumeyaay Cultural Heritage Preservation
Paul Cuero
36190 Church Road, Suite 5
Campo , CA 91906
(619) 478-9046
(619) 478-9505
(619) 478-5818 Fax
Diegueno/ Kumeyaay

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax
Diegueno/Kumeyaay

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775
Pine Valley , CA 91962
(619) 709-4207
Diegueno -

Ewiiaapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine , CA 91901
michaelg@leaningrock.net
(619) 445-6315 - voice
(619) 445-9126 - fax
Diegueno/Kumeyaay

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California Native American Contact List
San Diego County
August 11, 2011

Ipai Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507
Santa Ysabel, CA 92070
Diegueno/Kumeyaay
cjlinton73@aol.com
(760) 803-5694
cjlinton73@aol.com

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 1120
Boulevard , CA 91905
Diegueno/Kumeyaay
(619) 478-2113

Manzanita Band of the Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302
Boulevard , CA 91905
Diegueno/Kumeyaay
(619) 766-4930
(619) 766-4957 - FAX

Kumeyaay Diegueno Land Conservancy
M. Louis Guassac, Executive Director
P.O. Box 1992
Alpine , CA 91903
Diegueno/Kumeyaay
guassacl@onebox.com
(619) 952-8430

Viejas Kumeyaay Indian Reservation
Frank Brown
240 Brown Road
Alpine , CA 91901
Diegueno/Kumeyaay
FIREFIGHTER69TFF@AOL.
619) 884-6437

This list is current only as of the date of this document.
Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed North Park Communjnity Plan Update for the North Park neighborhood; City of San Diego; San Diego County, California for which a Sacred Lands File search and Native American Contacts list were requested.

Droessler, Rachel

From: Droessler, Rachel
Sent: Wednesday, October 01, 2014 11:36 AM
To: 'katy.sanchez@nahc.ca.gov'
Subject: Contact list for Consulation for Community Plans Update Projects
Attachments: Uptown.pdf; Midway.pdf; NP.pdf; OldTown.pdf; SanYsidro.pdf; SESD.pdf; GoldenHill.pdf

Dear Katy Sanchez,

AECOM is requesting a current contact list of local tribes for consultation purposes for the Community Plans Update projects. We had previously requested a full NAHC request in 2011 and now need just an updated contact list of tribes for consultation purposes. Attached are maps of the project areas.
These areas are located on the following quadrangles:

Southeast San Diego-

Point Loma T17S R2W Unsectioned Lands
National City T17S R2W Unsectioned Lands

San Ysidro-

Imperial (1975) T18S R2W Sections 34, 35, 36
T19S R2W Sections 1, 2
T19S R1W Section 6

Old Town-

Unsectioned Pueblo Lands of San Diego
Quads La Jolla, Pt. Loma
T16S, R3W

Midway/Pacific Highway-

Unsectioned Pueblo Lands of San Diego
Quads: La Jolla, CA 1975, Point Loma 1994
T16S, R3W

Uptown-

Unsectioned land on the La Jolla, CA (1975) and Point Loma (1994) quadrangles.
T16S, R3W

North Park-

Unsectioned Pueblo Lands of San Diego
Quads: La Mesa, CA 1975; La Jolla, CA 1975; National City, CA 1975; Point Loma, CA 1994
T16S/17S, R2W/3W

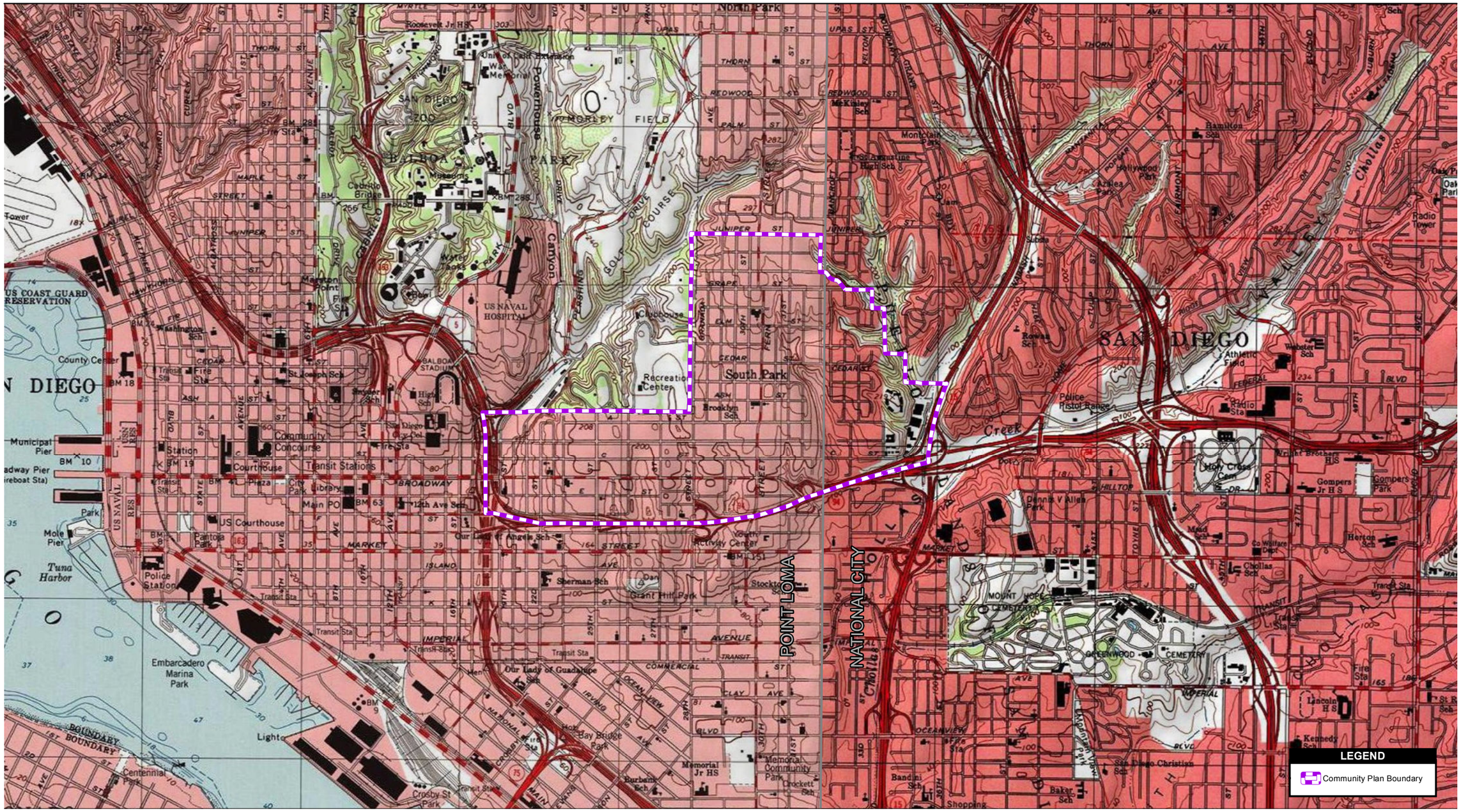
Golden Hill-

Unsectioned Pueblo Lands of San Diego Quads: Point Loma 1994, National City, CA 1974
T17S, R2W

Please let me know if you have any questions.

Rachel Droessler
Archaeologist
D +1 619.764.6823
rachel.droessler@aecom.com

AECOM
1420 Kettner Boulevard, Suite 500



Source:

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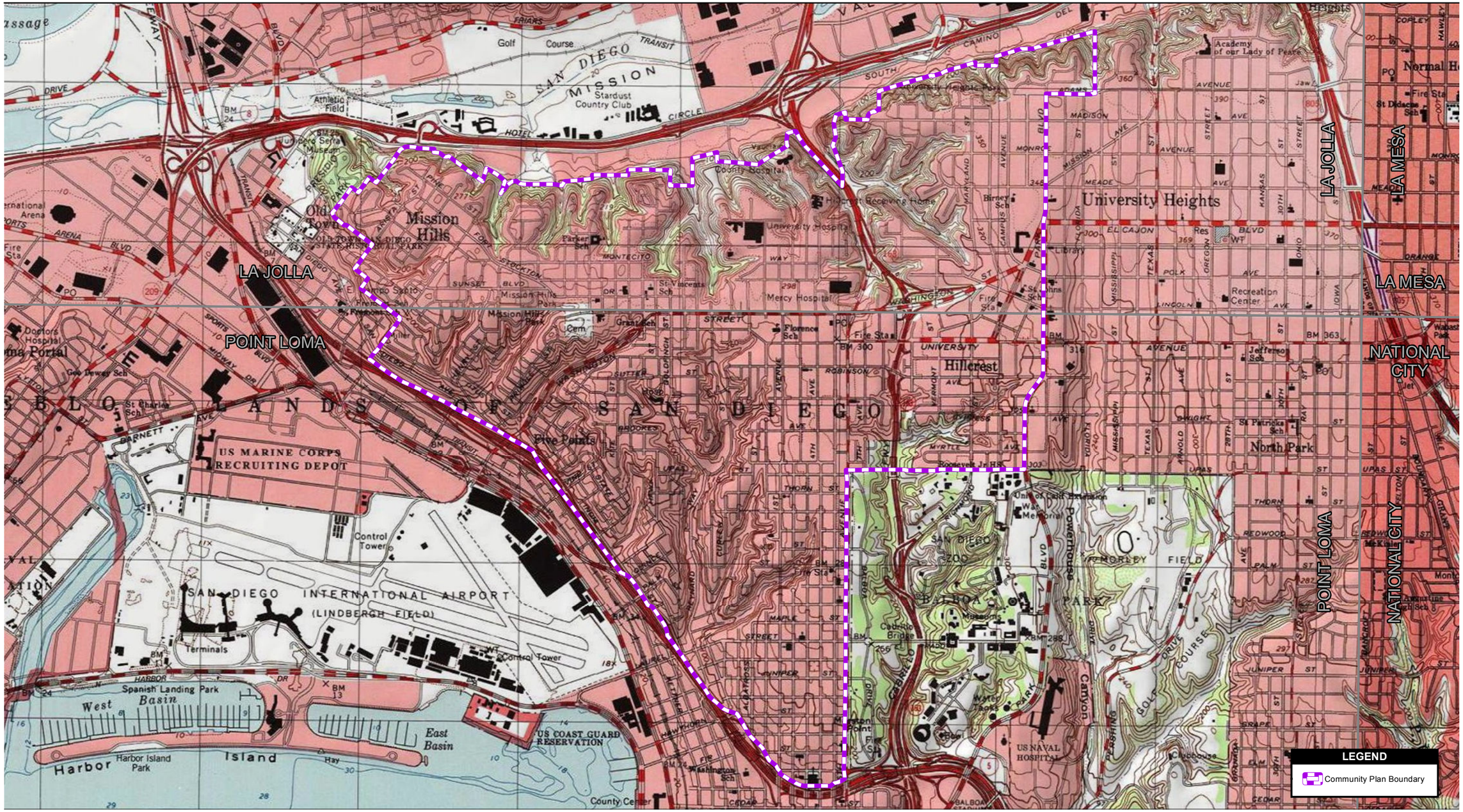
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
GREATER GOLDEN HILL
Records Search

USGS 7.5' Topo Quad National City, CA 1975, Point Loma 1994

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ



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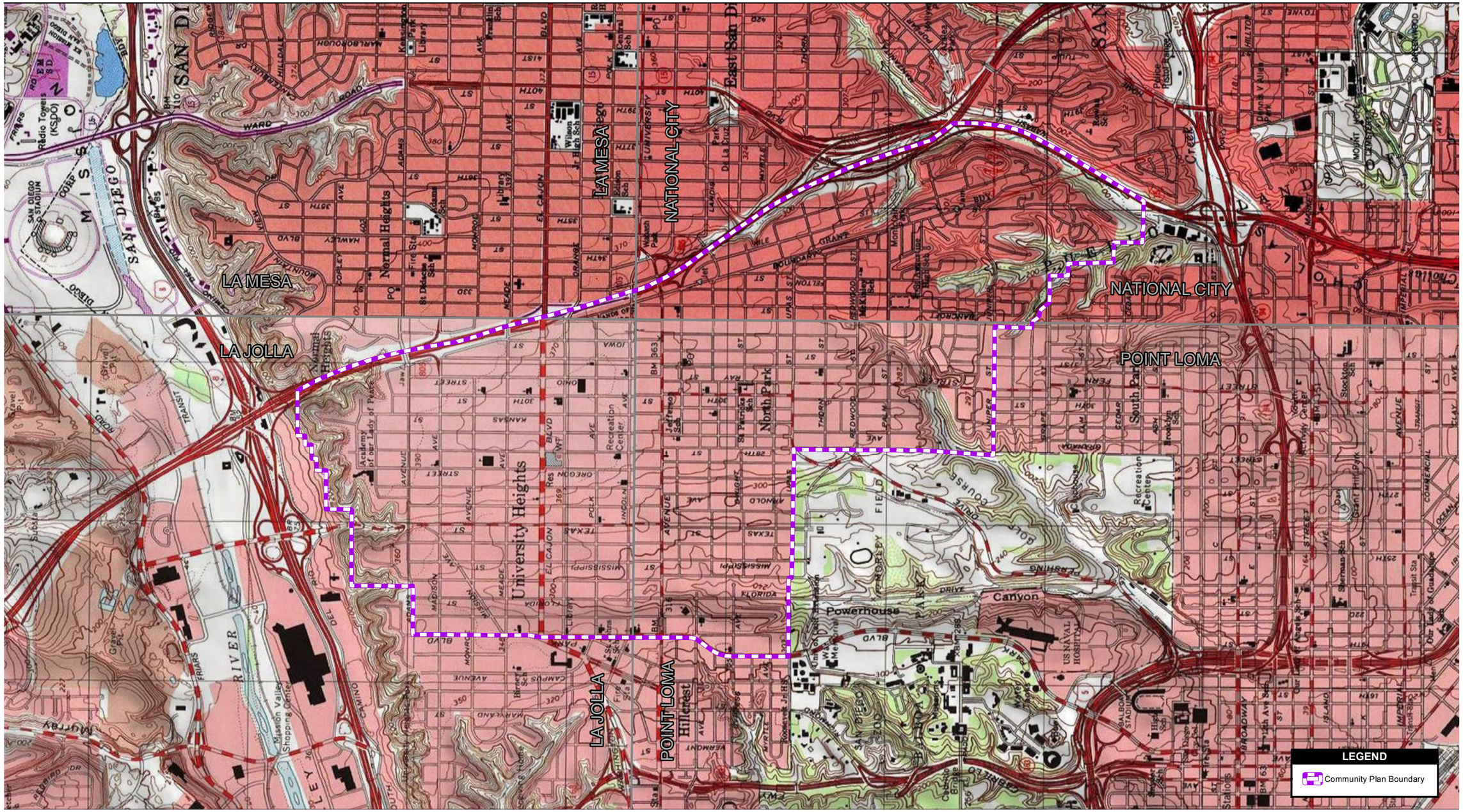
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan

Records Search

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ



Source:

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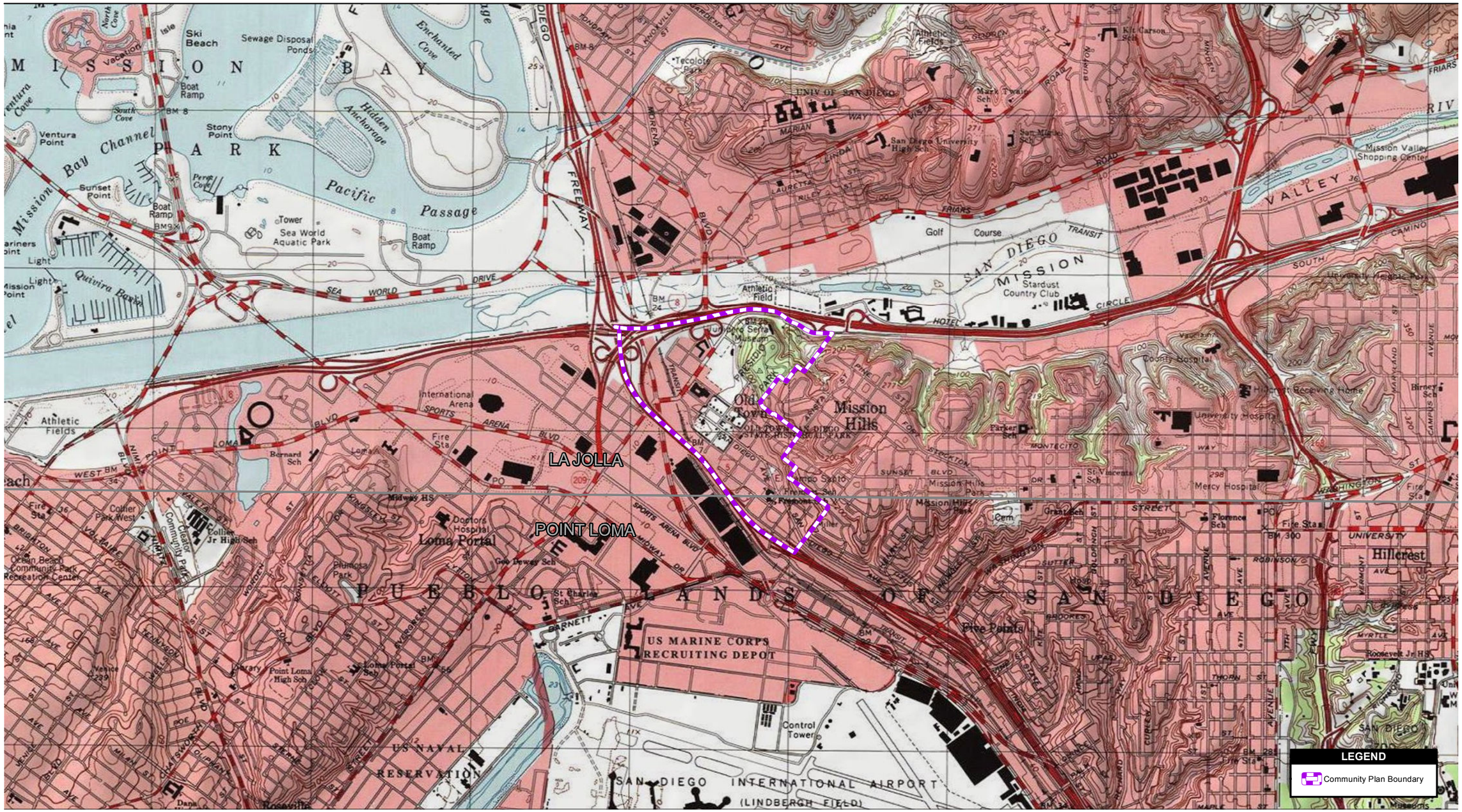
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
GREATER NORTH PARK
Records Search

USGS 7.5' Topo Quad La Mesa, CA 1975, La Jolla, CA 1975, National City, CA 1975, Point Loma, CA 1994

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ



Source:

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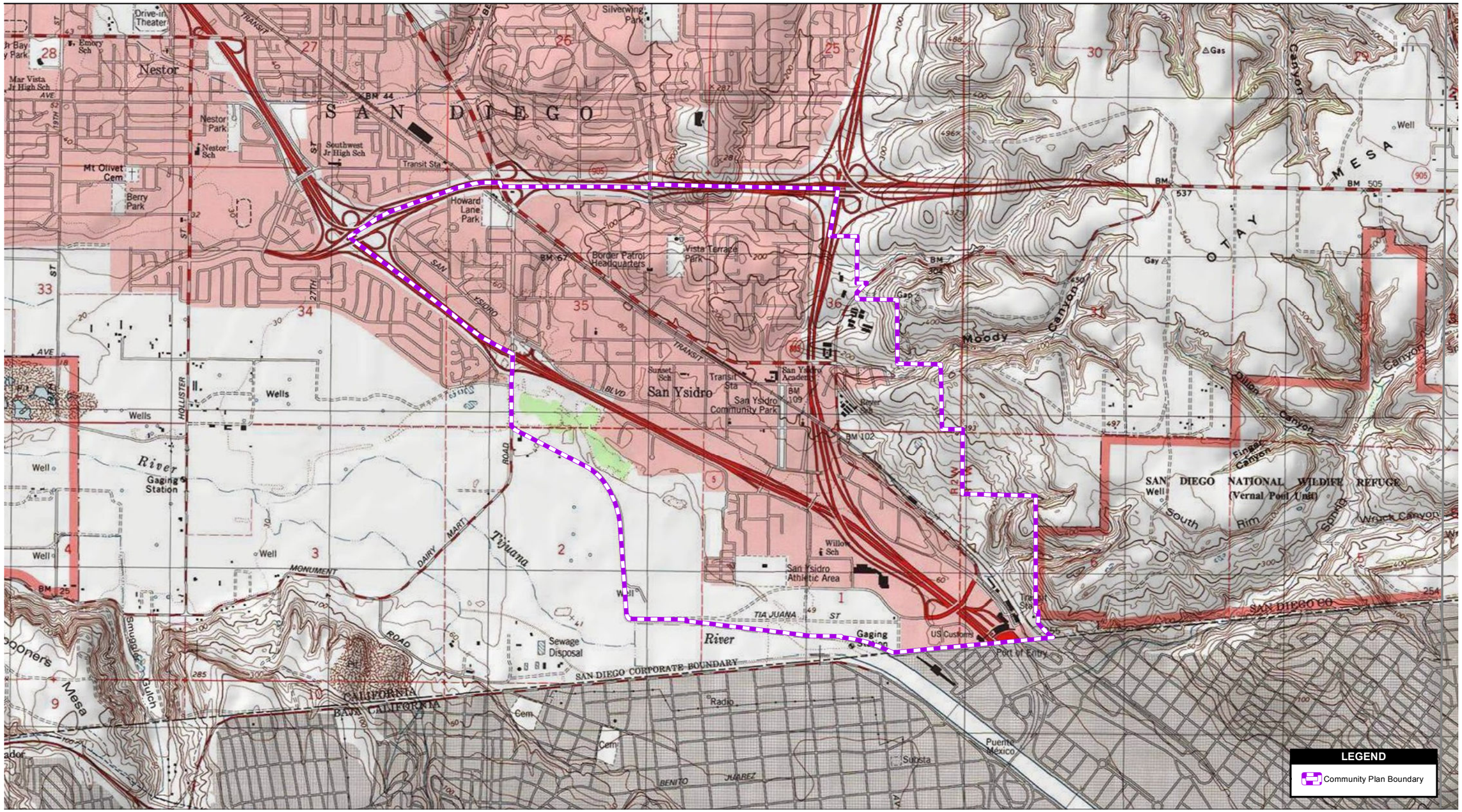
Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
OLD SAN DIEGO
Records Search

USGS 7.5' Topo Quad La Jolla, CA 1975, Point Loma 1994

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ



Source:

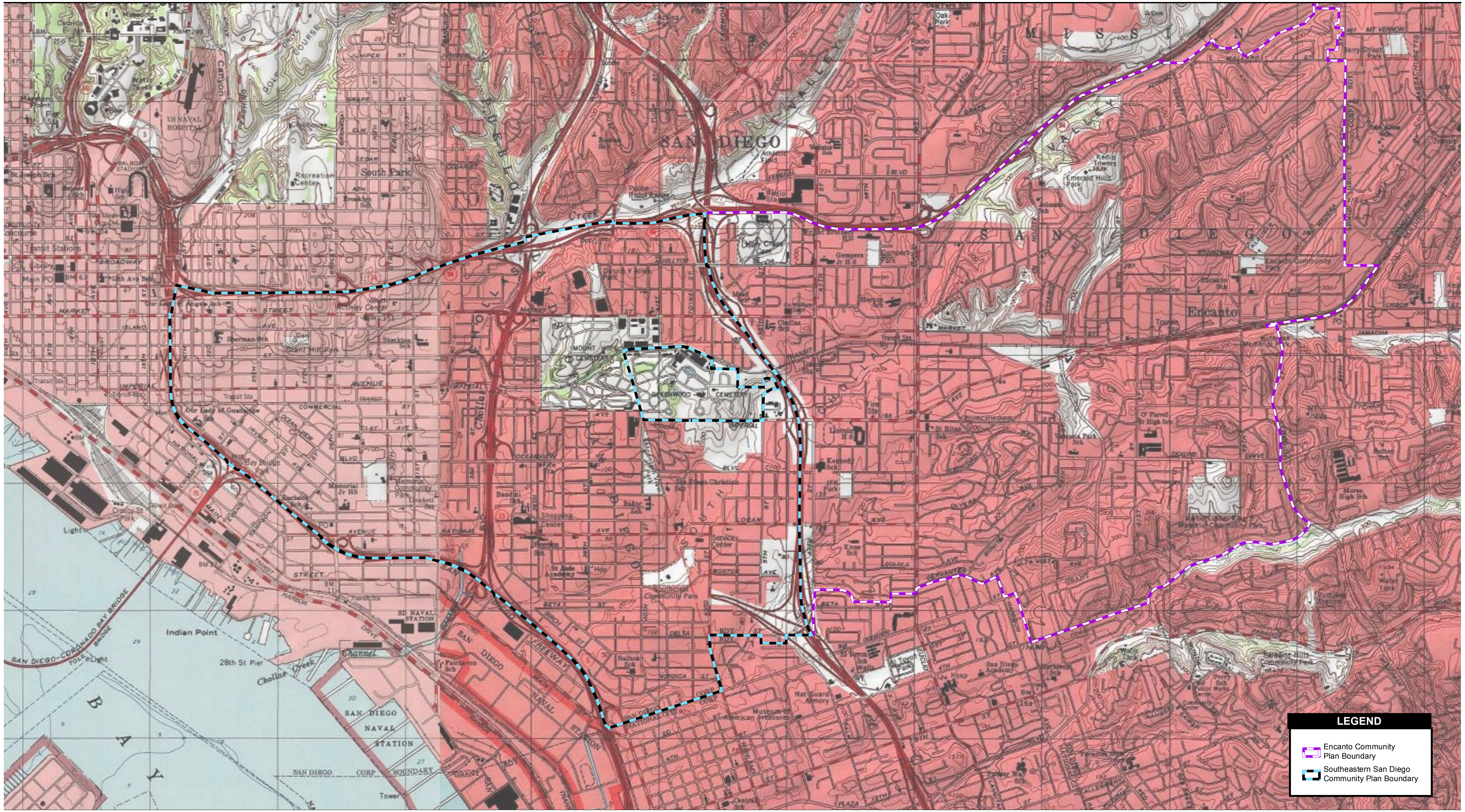
2,000 1,000 0 2,000 Feet

Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
SAN YSIDRO
Records Search

USGS 7.5' Topo Quad Imperial, CA 1975

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ



Source: SanGIS 2011; ESRI 2011; AerialExpress 2010

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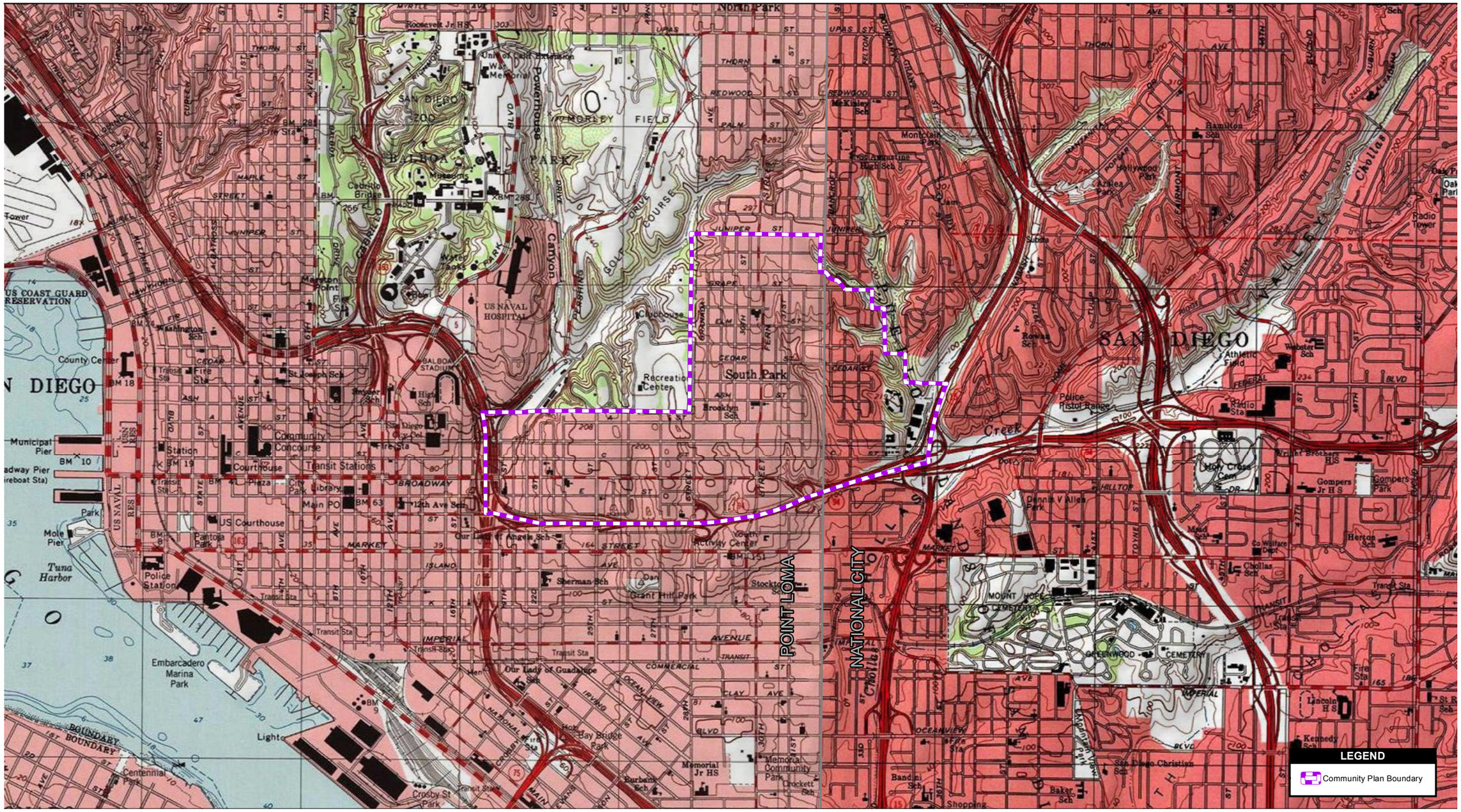
Scale: 1:30,000; 1 inch = 2,500 feet

Community Plan Southeastern San Diego and Encanto
Recors Search



Source:

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Scale: 1:24,000; 1 inch = 2,000 feet

Community Plan
GREATER GOLDEN HILL
Records Search

USGS 7.5' Topo Quad National City, CA 1975, Point Loma 1994

Path: C:\Documents and Settings\sorensenj\Desktop\CPCI\GIS\Layout\CPCI_Records_Search_UPTOWN.mxd, 5/23/2011, SorensenJ

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471

October 14, 2014

Rachel Droessler
AECOM
1420 Kettner Boulevard, Suite 500
San Diego, CA 92101

Sent by Fax: (619) 233-0952
Number of Pages: 3

Re: Community Plans Update Projects, San Diego County.

Dear Ms. Droessler,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

Native American Contacts
San Diego County
October 13, 2014

Ewiiaapaayp Tribal Office
Robert Pinto Sr., Chairperson
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Kwaaymii Laguna Band of Mission Indians
Carmen Lucas
P.O. Box 775 Diegueno-Kwaaymii
Pine Valley , CA 91962
(619) 709-4207

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno/Kumeyaay
Boulevard , CA 91905
gparada@lapostacasino.
(619) 478-2113
(619) 478-2125

La Posta Band of Mission Indians
Javaughn Miller
8 Crestwood Road Diegueno
Boulevard , CA 91905
jmiller@Lapostatribe.net
(619) 478-2113
(619) 478-2125- Fax

Manzanita Band of Kumeyaay Nation
Leroy J. Elliott, Chairperson
P.O. Box 1302 Diegueno/Kumeyaay
Boulevard , CA 91905
ljbirdsinger@aol.com
(619) 766-4930
(619) 766-4957 Fax

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno/Kumeyaay
Campo , CA 91906
chairgoff@aol.com
(619) 478-9046
(619) 478-5818 Fax

Manzanita Band of Mission Indians
ATTN: Keith Adkins, EPA Director
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
(619) 766-4930
(619) 766-4957 Fax

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Consultation for Community Plans Update, San Diego County.

Native American Contact List
San Diego County
August 29, 2014

Ewiiaapaayp Tribal Office
Will Micklin, Executive Director
4054 Willows Road Diegueno/Kumeyaay
Alpine , CA 91901
wmicklin@leaningrock.net
(619) 445-6315
(619) 445-9126 Fax

Kumeyaay Diegueno Land Conservancy
Mr. Kim Bactad, Executive Director
2 Kwaaypaay Court Diegueno/Kumeyaay
El Cajon , CA 91919
kimbactad@gmail.com
(619) 659-1008 Office
(619) 445-0238 Fax

Manzanita Band of Mission Indians
ATTN: Keith Adkins, EPA Director
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
(619) 766-4930
(619) 766-4957 Fax

Inter-Tribal Cultural Resource Protection Council
Frank Brown, Coordinator
240 Brown Road Diegueno/Kumeyaay
Alpine , CA 91901
frbrown@viejas-nsn.gov
(619) 884-6437

Iipay Nation of Santa Ysabel
Clint Linton, Director of Cultural Resources
P.O. Box 507 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
cjlinton73@aol.com
(760) 803-5694

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. 937 Diegueno/Kumeyaay
Boulevard , CA 91905
bernicepaipa@gmail.com

Sycuan Band of the Kumeyaay Nation
Sydney Morris, Environmental Coordinator
5459 Sycuan Road Diegueno/Kumeyaay
El Cajon , CA 92019
smorris@sycuan-nsn.gov
(619) 445-2613
(619) 445-1927 Fax

Iipay Nation of Santa Ysabel
Virgil Perez, Chairperson
P.O. Box 130 Diegueno/Kumeyaay
Santa Ysabel , CA 92070
(760) 765-0845
(760) 765-0320

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
nickmepa@yahoo.com
(619) 766-4930
(619) 925-0952 Cell
(919) 766-4957 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Tijuana River Valley Regional Park (TRVRP), Trails and Habitat Enhancement Project, San Diego County.

Native American Contacts
San Diego County
October 13, 2014

Manzanita Band of the Kumeyaay Nation
Nick Elliott, Cultural Resources Coordinator
P.O. Box 1302 Kumeyaay
Boulevard , CA 91905
nickmepa@yahoo.com
(619) 766-4930
(619) 925-0952 Cell
(919) 766-4957 Fax

Inter-Tribal Cultural Resource Protection Council
Frank Brown, Coordinator
240 Brown Road Diegueno/Kumeyaay
Alpine , CA 91901
frbrown@viejas-nsn.gov
(619) 884-6437

Kumeyaay Cultural Repatriation Committee
Bernice Paipa, Vice Spokesperson
P.O. Box 937 Diegueno/Kumeyaay
Boulevard , CA 91905
bernicepaipa@gmail.com

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Consultation for Community Plans Update, San Diego County.

Contacts listed under the “2014 Contact Letter” column received a contact letter on October 15, an email on November 11 informing contacts about a meeting to address concerns and issues, and a follow up phone call on November 11 to make sure the contacts were informed about the meeting.

Tribe/Contact Organization	2010 Contact Letter	2014 Contact Letter,	Email Address
Barona Group of the Capitan Grande	Edwin Romero, Chairperson Barona Group of the Capitan Grande 1095 Barona Road Lakeside, CA 92040	Clifford LaChappa, Chairperson Barona Group of the Capitan Grande 1095 Barona Road Lakeside, CA 92040	sue@barona-nsn.gov
Campo Kumeyaay Nation	Monique LaChappa, Chairperson Campo Kumeyaay Nation 36190 Church Road, Suite 1 Campo, CA 91906	Ralph Goff, Chairperson Campo Band of Mission Indians 36190 Church Road, Suite 1 Campo, CA. 91906	chairgoff@aol.com
Ewiiaapaayp Tribal Office	Will Micklin, Executive Director Ewiiaapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	Will Micklin, Executive Director Ewiiaapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	wmicklin@leaningrock.net
	Michael Garcia, Vice Chairperson Ewiiaapaayp Tribal Office 4054 Willows Road Alpine, CA 91901	Robert Pinto Sr. Chairperson Ewiiaapaayp Tribal Office 4054 Willows Road Alpine, CA. 91901	wmicklin@leaningrock.net
Iipay Nation of Santa Ysabel	Virgil Perez, Spokesman Iipay Nation of Santa Ysabel	Virgil Perez, Chairperson Iipay Nation of Santa Ysabel	n/a

	PO Box 130 Santa Ysabel, CA 92070	PO Box 130 Santa Ysabel, CA 92070	
Inaja Band of Mission Indians	Rebeca Osuna, Spokesperson Inaja Band of Mission Indians 2005 S. Escondido Blvd. Escondido, CA 92025	Rebeca Osuna, Chairman Inaja Band of Mission Indians 2005 S. Escondido Blvd. Escondido, CA 92025	n/a
Inter-Tribal Cultural Resource Protection Council		Frank Brown, Co-ordinator Inter-Tribal Cultural Resource Protection Council 240 Brown Road Alpine, CA 91901	frbrown@viejas-nsn.gov
Ipai Nation of Santa Ysabel	Clint Linton, Director of Cultural Resources Ipai Nation of Santa Ysabel PO Box 507 Santa Ysabel, CA 92070	Clint Linton, Director of Cultural Resources Iipay Nation of Santa Ysabel PO Box 507 Santa Ysabel, CA 92070	cjlinton73@aol.com
Jamul Indian Village	Kenneth Meza, Chairperson Jamul Indian Village PO Box 612 Jamul, CA 91935	Raymond Hunter, Chairperson Jamul Indian Village P.O. Box 612 Jamul, CA. 91935	jamulrez@sctdv.net
Kumeyaay Cultural Historic Committee	Ron Christman, Kumeyaay Cultural Historic Committee 56 Viejas Grade Road Alpine, CA 92001	Ron Christman Kumeyaay Cultural Historic Committee 56 Viejas Grade Road Alpine, CA. 92001	n/a
Kumeyaay Cultural Heritage Preservation	Paul Cuero, Kumeyaay Cultural Heritage Preservation 36190 Church Road, Suite	Paul Cuero, Kumeyaay Cultural Heritage Preservation 36190 Church Road, Suite	n/a

	5 Campo, CA 91906	5 Campo, CA 91906	
Kumeyaay Cultural Repatriation Committee	Steve Banegas, Spokesperson Kumeyaay Cultural Repatriation Committee 1095 Barona Road Lakeside, CA 92040	Steve Banegas, Spokesperson Kumeyaay Cultural Repatriation Committee 1095 Barona Road Lakeside, CA. 92040	sbanegas50@gmail.com
	Bernice Paipa, Vice Spokesperson Kumeyaay Cultural Repatriation Committee PO Box 1120 Boulevard, CA 91905	Bernice Paipa, Vice Spokesperson Kumeyaay Cultural Repatriation Committee PO Box 937 Boulevard, CA 91905	bernicepaipa@gmail.com
Kumeyaay Diegueno Land Conservancy	Louis Guassac, Executive Director Kumeyaay Diegueno Land Conservancy PO Box 1992 Alpine, CA 91903	Mr. Kim Bactad, Executive Director Kumeyaay Diegueno Land Conservancy 2 Kwaaypaay Court El Cajon, CA 91919	kimbactad@gmail.com
Kwaaymii Laguna Band of Mission Indians	Carmen Lucas, Kwaaymii Laguna Band of Mission Indians PO Box 775 Pine Valley, CA 91962	Carmen Lucas, Kwaaymii Laguna Band of Mission Indians PO Box 775 Pine Valley, CA 91962	n/a
La Posta Band of Mission Indians	Gwendolyn Parada, Chairperson La Posta Band of Mission Indians PO Box 1120 Boulevard, CA 91905	Gwendolyn Parada, Chairperson La Posta Band of Mission Indians 8 Crestwood Road Boulevard, CA. 91905	gparada@lapostacasino.xxx (from secretary, 11/10/14; lp13boots@aol.com

		Javaughn Miller, La Posta Band of Mission Indians 8 Crestwood Road Boulevard, CA. 91905	jmiller@Lapostatribe.net
Manzanita Band of the Kumeyaay Nation	Leroy Elliott, Chairperson Manzanita Band of the Kumeyaay Nation PO Box 1302 Boulevard, CA 91905	Leroy J. Elliott, Chairperson Manzanita Band of Kumeyaay Nation P.O. Box 1302 Boulevard, CA. 91905	ljbirdsinger@aol.com
		ATTN: Keith Adkins, EPA Director Manzanita Band of Mission Indians P.O. Box 1302 Boulevard, CA. 91905	n/a
		Nick Elliott, Cultural Resources Coordinator Manzanita Band of the Kumeyaay Nation P.O. Box 1302 Boulevard, CA 91905	nickmepa@yahoo.com
Mesa Grande Band of Mission Indians	Mark Romero, Chairperson Mesa Grande Band of Mission Indians PO Box 270 Santa Ysabel, CA 92070	Mark Romero, Chairperson Mesa Grande Band of Mission Indians PO Box 270 Santa Ysabel, CA 92070	mesagrandeband@msn.com
San Pasqual Band of Mission Indians	Allen Lawson, Chairperson San Pasqual Band of Mission Indians PO Box 365 Valley Center, CA 92082	Kristie Orosco, Environmental Coordinator San Pasqual Band of Mission Indians PO Box 365 Valley Center, CA 92082	council@sanpasqualtribe.org

Sycuan Band of Kumeyaay Nation	Danny Tucker, Chairperson Sycuan Band of Kumeyaay Nation 5459 Sycuan Road El Cajon, CA 92021	Daniel Tucker, Chairperson Sycuan Band of the Kumeyaay Nation 1 Kwaaypaay Court El Cajon, CA 92019	ssilva@sycuan-nsn.gov
		Lisa Haws, Cultural Resource Manager Sycuan Band of the Kumeyaay Nation 2 Kwaaypaay Court El Cajon, CA 92019	lhaws@sycuan-nsn.gov
Viejas Band of Kumeyaay Indians	Anthony Pico, Chairperson Viejas Band of Kumeyaay Indians PO Box 908 Alpine, CA 91903	Anthony R. Pico, Chairperson Viejas Band of Kumeyaay Indians P.O. Box 908 Alpine, CA. 91903	jhagen@viejas-nsn.gov
		Viejas Band of Kumeyaay Indians ATTN: Julie Hagen, Cultural Resources P.O. Box 908 Alpine, CA. 91903	jhagen@viejas-nsn.gov
Viejas Kumeyaay Indian Reservation	Frank Brown, Viejas Kumeyaay Indian Reservation 240 Brown Road Alpine, CA 91901	n/a	n/a

THE CITY OF SAN DIEGO

October 15, 2014

Contact Address

Dear Contact,

SUBJECT: Constraints Analysis and Cultural Resources Sensitivity Analysis for Prehistoric Resources in various City of San Diego Communities.

The City of San Diego (the City) is preparing community plan updates for the communities of Golden Hill, Midway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. These updates constitute amendments to the City's General Plan and are subject to Tribal Consultation in accordance with Senate Bill 18 (SB18). AECOM has been retained by the City of San Diego to assist in the consultation process as well as conduct necessary cultural resource studies which include constraints analysis and cultural resources sensitivity analysis for prehistoric resources for each community planning area noted above. AECOM has already conducted archival research at the South Coastal Information Center (SCIC) and the San Diego Museum of Man (SDMOM) and prepared an assessment of cultural resources sensitivity for each community. The archival research included both written and oral history in order to produce a detailed overview of the prehistory and history of each community planning area. Any oral history, Native American values or cultural beliefs that you might be able to share about these study areas would greatly enhance the overview and would be most appreciated. Any additional information regarding cultural resources and Traditional Cultural Properties will be further synthesized into each report and appropriate measures identified to ensure that any resources identified within each community planning area will not be adversely impacted in accordance with the goals and recommendations included in General Plan, Historic Preservation Element and with future community plan implementation.

The results of the initial analyses are further detailed in separate draft reports and briefly summarized below; a copy of each draft report is included with this letter.

Golden Hill

The records search indicated that 11 cultural resources have been previously recorded within the Golden Hill community including, one prehistoric lithic and shell scatter, one prehistoric habitation area, and nine historic refuse disposals. Based on the results of the records search, the Native American Heritage Commission (NAHC) sacred lands file, and regional environmental factors, the community has two cultural resources sensitivity levels. As the majority of the area has been developed, the cultural sensitivity for these areas is low. However, the community

Planning Department
1222 First Avenue, MS 501 · San Diego, CA 92101-4155
Tel (619) 235-5200

contains previously recorded sites, and sections of undeveloped land that have not been surveyed, thus the cultural sensitivity in these areas are high. It is therefore recommended that undeveloped areas be surveyed prior to any ground disturbing activities, and in areas that have been developed, ground disturbing activities be monitored. Both of these activities are required to be conducted by a qualified archaeologist and Native American monitor.

Midway-Pacific Highway

The record searches indicated that seven previously recorded cultural resources are located within the community of Midway-Pacific Highway: one prehistoric campsite, one prehistoric village with associated burial ground, one possible location for the ethnographic village of *Kotsi*, two historic refuse dumps, one historic refuse deposit, and one complex of brick kilns and factory features associated with the Vitrified Products Corporation. A search of the NAHC sacred lands file also indicated that this area contains sacred lands. The presence of these resources combined with regional environmental factors, indicate that the community of Midway has a moderate cultural sensitivity level for prehistoric resources. However, based on the original natural setting of mud and salt marshes, and the fact that the majority of the area has been developed, the cultural sensitivity is reduced to low. Several prehistoric campsites and the possible location of the ethnographic village of *Kotsi* have been mapped in the area located along the periodic shoreline of the San Diego River and at the base of the hills. This area remains moderately sensitive for prehistoric cultural resources. Since this area has been subject to extensive development, the determination to monitor ground disturbing activities by a qualified archaeologist and Native American monitor should be considered on a project-by-project basis.

North Park

One prehistoric lithic scatter, two prehistoric isolated finds, and four historic refuse deposits have been previously recorded within the North Park Community. In addition, a sacred lands file check with the NAHC, indicated that sacred lands have been identified within the vicinity of the community. For the reasons described above, combined with regional environmental factors, the North Park community has two cultural sensitivity levels. The cultural sensitivity for developed areas is low. In areas where land is undeveloped and has not been surveyed, or in the locations of the previously recorded resources, the cultural sensitivity is high. It is recommended that undeveloped areas be surveyed prior to any ground disturbing activities, and developed areas monitored by a qualified archaeologist and Native American monitor.

Old Town

A total of 39 cultural resources have been previously recorded within the community of Old Town of these, two are prehistoric, 35 are historic, and two are multi-component resources . The prehistoric resources include one lithic and shell scatter and one prehistoric village site. The historic resources include 17 historic buildings or residences, 11 refuse deposits, and two historic foundations or walls. The multi-component sites consist of a historic residence with a prehistoric

temporary camp and a historic refuse deposit with a possible prehistoric shell scatter. Sacred lands were also reported in the area by the NAHC sacred lands file check. Based on the original natural setting of the community alongside the periodic shoreline of the San Diego River and that the possible locations of several prehistoric campsites and the ethnographic village of *Kotsi* have been mapped in the area located along the base of the hills, the cultural sensitivity for prehistoric cultural resources is high. It is recommended that all project sites are surveyed and/or further evaluated as applicable in accordance with the Historical Resources Guidelines, prior to any ground disturbing activities and monitored by a qualified archaeologist and Native American monitor.

San Ysidro

Within the community of San Ysidro, there are a total of nine previously recorded sites. These resources include three prehistoric lithic scatters, three prehistoric quarry areas, a prehistoric temporary camp, one historic refuse deposit, and one historic cattle feed lot with walls, foundations, and associated debris. Sacred lands were also reported in the area from the NAHC sacred lands file. Despite the fact that most of the community is developed, the area is within the floodplain for both the Tijuana and Otay Rivers, and buried deposits are possible. Therefore, cultural sensitivity for the entire community is moderate. There are three areas within the community that contain several previously recorded sites or contain undeveloped land that has not been surveyed. Cultural sensitivity for these areas is considered high and it is recommended that they be surveyed prior to ground disturbing activities. In areas that have been developed, ground disturbing activities should be monitored by a qualified archaeologist and Native American monitor.

Uptown

The NAHC sacred lands file check and SCIC and SDMOM record searches indicate that 15 previously recorded cultural resources and sacred lands are present within the Uptown community. Most of the community is developed and has a low level of sensitivity for archaeological and Native American resources. One area within the community contains several previously recorded sites, or contains undeveloped land that has not yet been surveyed, thus the level of sensitivity for archaeological and Native American resources in this area is high. It is recommended that areas of high sensitivity are surveyed prior to ground disturbing activities, and areas of low sensitivity are monitored during ground disturbing activities by a qualified archaeologist and Native American monitor.

Southeastern San Diego and Encanto

A total of 32 cultural resources have been previously recorded within the communities of Southeastern San Diego and Encanto, 13 of which are prehistoric, 18 are historic, and one is a multi-component site. The NAHC sacred lands file check did not identify any sacred lands within Southeastern San Diego. Based on the results of the record search and regional

environmental factors, the communitiesof Southeastern San Diego and Encanto have two cultural sensitivity levels – high and medium. The ethnographic village of *Las Choyas* has been identified archaeologically and ethnographically within the community of Southeastern San Diego and has been previously identified as an area of concern to the local Native American community. Moreover, water courses such as Chollas Creek, Imperial Creek, and South Chollas Creek were major transportation corridors and ecological resources used during both prehistoric and historic periods. Given these factors, these areas have a high level of cultural sensitivity. Because cultural resources have also been observed during ground-disturbing activities throughout the community and the plan area is crossed by multiple high potential water courses, the remainder of the community plan areas are considered to have a moderate level of sensitivity for buried archaeological resources. As such, it is recommended that areas that have not been developed should be surveyed prior to any ground disturbing activities, and in areas that have been developed, ground disturbing activities should be monitored by a qualified archaeologist and Native American monitor.

Summary

The City believes that the participation of local Native American tribes and individuals is crucial to the protection of San Diego's cultural resources. Local tribes may have knowledge of the religious and cultural significance of resources within these communities and early consultation is an effective way to avoid unanticipated discoveries. The purpose of this letter is to notify you of these studies and to solicit your input and knowledge regarding cultural resources and/or traditional land use practices within the community boundaries.

The City is committed to the consultation process and invites you or your designated representative to participate in all phases of the project. You can be assured that all site data and other culturally sensitive information will not be released to the general public but instead will be compiled in a confidential volume that has restricted distribution. We welcome any recommendations you might have and look forward to a mutually beneficial collaboration.

Enclosed for your review is a draft report including a sensitivity map for each community. A reply form, and self-addressed stamped envelope have also been included for your convenience. Please provide your comments to the City within 30-days of receipt of this letter. We would like to incorporate your knowledge and input prior to completing these reports, and ultimately in the Community Plan updates for the Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown communities. The City will also be holding a group meeting at Mission Trails Regional Park – Visitors Center located at One Father Junipero Serra Trail (north of Mission Gorge Road) on November 13, 2014 from 2:00pm – 4:00 pm to address any issues or concerns related to the your review of the archaeological reports for the associated community plan updates.

If you have any questions or need additional information, please feel free to contact me at your earliest convenience. I can be reached at 619-446-5372, or via email at mherrmann@sandiego.gov.

Sincerely,

Myra Herrmann
Senior Environmental Planner/Archaeology
Development Services Department/Planning

Cc: Tom Tomlinson, Interim Director - Planning Department
Stacey LoMedico, Assistant Chief Operating Officer – Office of the Mayor
Cathy Winterrowd, Deputy Director – Planning Department
Nancy Bragado, Deputy Director – Planning Department
Lara Gates, Community Development Specialist – Planning Department
Sara Osborn, Senior Planner – Planning Department
Karen Bucey, Associate Planner – Planning Department
Bernie Turgeon, Senior Planner – Planning Department
Marlon Pangilinan, Senior Planner – Planning Department
Tait Galloway, Senior Planner – Planning Department
Project Files

Enclosures: CD containing seven (7) draft reports for the Golden Hill, Midway-Pacific Highway, North Park, Old Town, San Ysidro, Southeastern San Diego/Encanto and Uptown communities

Response form

Stamped reply envelope

Droessler, Rachel

From: Wilson, Stacie
Sent: Tuesday, November 11, 2014 12:05 PM
To: sbanegas50@gmail.com
Cc: Herrmann, Myra
Subject: City of San Diego Communities Cultural Resources Sensitivity Analysis Meeting - Thursday, 11/13
Attachments: Banegas_20141015.pdf

/hb¢!/¢b!a9,

Please see the attached letter regarding the community plan updates for the communities of Golden Hill, Midway, North Park, Old Town, San Ysidro, Southeastern San Diego, Encanto and Uptown. These updates constitute amendments to the City's General Plan and are subject to Tribal Consultation in accordance with Senate Bill 18 (SB18). AECOM has been retained by the City of San Diego to assist in the consultation process. This letter was originally mailed to you on October 15th containing a CD with copies of the draft report including a sensitivity map for each community for your review.

The City will be holding a group meeting at Mission Trails Regional Park – Visitors Center located at One Father Junipero Serra Trail (north of Mission Gorge Road) this **Thursday (on November 13, 2014) from 2:00pm – 4:00 pm** to address any issues or concerns related to the your review of the archaeological reports for the associated community plan updates.

Please notify City staff if you plan to attend the meeting.

Myra Herrmann
Senior Environmental Planner/Archaeology
619-446-5372, or via email at mherrmann@sandiego.gov.

Thank you! Stacie

Stacie L. Wilson, M.S., RPA
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APPENDIX D:
NORTH PARK HISTORIC SURVEY REPORT

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North Park
Community Plan Area

Historic Resources Survey

Prepared by
Historic Resources Group
& The City of San Diego

April 2011
Revised, June 2014
Revised, May 2016

North Park
Community Plan Area

Historic Resources Survey

Prepared for

City of San Diego
202 C Street
San Diego, CA 92101

Prepared by

Historic Resources Group
12 S Fair Oaks Avenue, Suite 200
Pasadena, CA 91105

with Revisions by the City of San Diego Planning Department

April 2011
Revised, June 2014
Revised, May 2016

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EXECUTIVE SUMMARY

This report presents the results of a historic resources survey conducted in the North Park Community Plan Area. In August 2009, The City of San Diego retained Historic Resources Group (HRG) to complete this survey as part of its community plan update process. HRG conducted a detailed examination of the community plan area, focusing on properties constructed prior to 1970. Surveyors identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. All identified properties were evaluated using the City of San Diego's local designation criteria and documented in an Access database provided by the City. Properties were also evaluated for eligibility for listing in the California Register of Historical Resources and the National Register of Historic Places. This historic resources survey was completed in April 2011, with additional revisions to address comments from the State Office of Historic Preservation completed in June 2014.

Following submittal of the final draft from HRG, the City further refined the survey. These refinements included removal of the removal of the Conservation Area section, which was folded into the Methods section; changing the Park Boulevard Apartment grouping to a potential historic district based upon the results of the adjacent Uptown Historic Survey; removal of the evaluation of the North Park Dryden District, which was designated following the preparation of the initial survey draft; discussion of public outreach efforts conducted solely by the City; and the addition of the new section 5.0, *Community Identified Potential Resources*.

This survey has identified six (6) potential historic districts which meet one or more of the City's local designation criteria for historical sites and one (1) multiple property listing. Of these districts, three (3) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Additionally, the survey has identified forty-seven (47) individual properties which appear eligible for local designation, including residential (single-family and multi-family), commercial, civic and institutional, and infrastructural properties. Of these, twenty-five (25) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

This project was conducted by Historic Resources Group, including Christy McAvoy, Managing Principal; Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Senior Architectural Historian; and Paul Travis, Senior Preservation Planner; all of whom meet the Secretary of the Interior's qualifications for professionals in historic preservation.[1] The project was managed by Kelley Stanco, Senior Planner; Jennifer Hirsch, Senior Planner; and Cathy Winterrowd, Principal Planner, with the City of San Diego's Planning Department, who also meet the U.S. Secretary of the Interior's qualifications.

[1] Federal Register, Vol. 48, No. 190, pp. 44738-44739, September 29, 1983.

1.0 PROJECT OVERVIEW

1.1 INTRODUCTION

In 2008, the City of San Diego completed a comprehensive update of its General Plan, which calls for updates to its various community plans. Among the stated goals of the community plan updates is the identification of potential historic districts, individual sites, and conservation areas. The City identified the Uptown, North Park, and Golden Hill community plan areas as a single update cluster, with all three community plan updates to take place concurrently. A historic resources survey in each of the three areas was included as part of the update process to identify potential historic resources in order to inform the updated community plans. On August 10, 2009, HRG attended a project kick-off meeting with City staff to begin the historic resources survey for the North Park Community Plan Area.

1.2 PUBLIC PARTICIPATION

The North Park community boasts a number of involved citizens groups who have contributed in various ways to the completion of this historic resources survey. Groups include the North Park Historical Society, Save Our Heritage Organisation (SOHO), University Heights Historical Society, and Between the Heights (BeHe). To facilitate public participation, the City established several committees through which community residents, business owners, and other stakeholders could contribute the community update process, including the historic resources survey effort. Groups included a Stakeholder Advisory Committee (a sub-committee to Community Planning Group); a Cluster Update Advisory Committee (a joint committee for all three community plan areas being updated); and a Historic Resources Project Working Group. The specific role of the Historic Resources Project Working Group was to provide historic information about the survey area; review draft historic context statements and preliminary survey results; and provide feedback.

Throughout the project, the City conducted a number of public workshops and volunteer meetings, as well as meetings with the Historic Resources Working Group and the Cluster Update Advisory Committee, to discuss a range of issues relating to historic preservation in North Park.

- HRG met with North Park residents on October 28th, 2009 to discuss volunteer opportunities.
- On March 20, 2010, HRG participated in the *Uptown, North Park and Greater Golden Hill Cluster Advisory Meeting*, a half-day public workshop on urban design and historic resources in the three community plan areas. HRG and City staff provided an introduction to historic resources surveys and described how the North Park survey fit into the larger community plan update process.
- The City hosted a Historic Resources Survey Open House on June 28, 2010 to discuss the status of the survey.

- In early October 2010, the City and its urban design consultant conducted a three-day public design charette for the community plan update.[2] HRG attended the charette on October 16th and presented preliminary results of the historic resources survey for comment.
- On March 19, 2011 the City hosted the Uptown, North Park and Golden Hill Historical Resources Survey and Conservation Areas Open House, a half-day public workshop where City Planning staff and the urban design consultants discussed the most recent historic survey results and a framework for approaching conservation areas.
- On April 18, 2011 City Planning staff hosted an afternoon walking tour of the Golden Hill area, to provide an opportunity for members of the community and various citizen groups to provide input to City staff on the boundaries of potential districts, as well as the location of additional individual resources that may be significant.

At these events, members of the community were invited to contribute to the survey process by reviewing local library and historical society archives, locating historic photographs, supplying property-specific information, and providing general feedback on draft survey documents. Following submittal of the final survey draft by HRG, staff continued to work with the community on the identification of potential individual resources and districts which appear to meet one or more of the City's criteria for historic designation. The results of this collaboration are included in Section 5.0.

1.3 SURVEY AREA

The North Park Community Plan Area is one of the older communities in San Diego. Located north and east of Balboa Park, the community plan area is composed of several communities, including the original North Park neighborhood, and portions of University Heights and Valle Vista, among others. *(See Figure 1)*

North Park is located on a mesa punctuated by hills and numerous canyons. The sloping sides of the mesa define the north, east and south boundaries of North Park, while Balboa Park further defines the western boundary. North Park was first connected to the city center by the electric streetcar in 1890. This affordable and convenient mode of transportation, in combination with the city's substantial growth and installation of supporting utilities within the community, prompted subdivision of land in the late 19th century and development in the early 20th century.

The North Park community is primarily residential, with commercial centers located along major transportation corridors. Major east-west corridors include Upas Street, University Avenue and El Cajon Boulevard; north-south corridors include Park Boulevard and 30th Street. While large portions of North Park were first subdivided in the late-19th century, much of the development did not occur until the 1920s and 1930s. During this period, large tracts were built out with single-family residences designed in the popular architectural styles of the day, including the Craftsman and Spanish Colonial Revival styles. Multi-family residences were developed

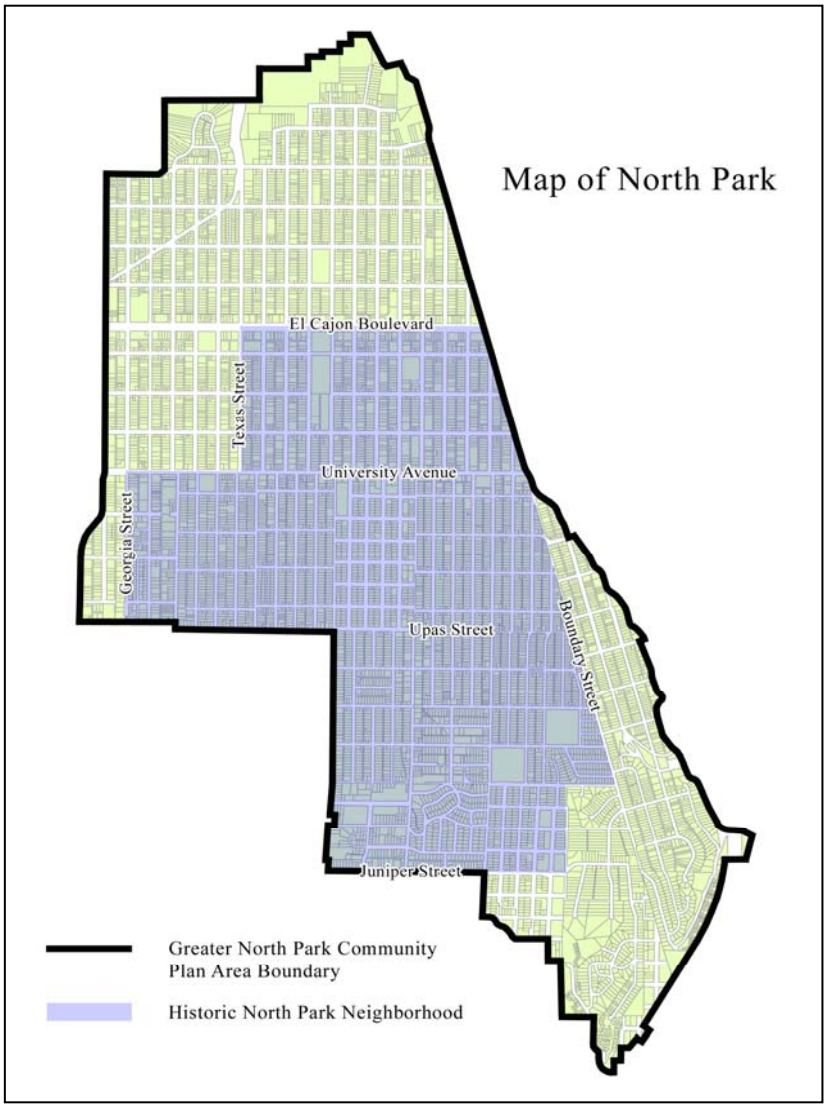
[2] The North Park charette took place over three days: October 2nd, 13th, and 16th, 2010.

primarily as infill in established neighborhoods, and include residential courts from the 1920s through the 1950s, along with larger apartment buildings from the 1960s and 1970s.

Commercial development was clustered along transportation lines, first along well-traveled streetcar routes, such as Park Boulevard and University Avenue, and later along automobile corridors like El Cajon Boulevard. As a result, North Park's commercial development reflects a wide range of architectural styles, including Art Deco, Egyptian Revival, Streamline Moderne, Spanish Colonial Revival, and Mid-Century Modern.

At the start of this project, the North Park Community Plan Area contained approximately 70 individually designated historical sites and two historic districts. By the survey's completion in May 2016, North Park contained 105 individually designated historical sites and four historic districts.[3]

Figure 1. North Park Community Plan Area.



[3] The designated historic districts include Burlingame, Shirley Ann Place, North Park Dryden and the University Heights Water Tower and Pumping Station.

2.0 METHODS

2.1 LEVEL OF SURVEY

A ***reconnaissance-level survey***, as defined by the National Park Service, is a "once over lightly" inspection of an area, the purpose of which is to characterize the area generally as the basis for more detailed survey efforts. General historical research is conducted, such as the study of aerial photos, historical maps, and written histories. This research is followed by field work that identifies the basic characteristics of the area, such as extant property types, architectural styles, and street patterns.

In contrast, an ***intensive-level survey*** includes a detailed inspection of the survey area in order to identify "precisely and completely" all historic resources in an area. Property-specific research is conducted, including building permits and historic photos of individual structures. All historic properties are documented on California Department of Parks and Recreation (DPR) forms.

The historic resources survey for the North Park Community Plan Update is substantially more detailed than a reconnaissance-level survey, but without the degree of documentation required for an intensive-level survey. The purpose of this survey is to identify potentially historic properties within the community plan area for consideration in the community plan update process and for possible future designation. This includes the verification of previously-identified potential historic districts and individual resources, as well as the identification of new historic districts and individual resources.

2.2 SURVEY APPROACH

This survey was conducted using a four-step approach defined by standard preservation practice:

STEP 1: RESEARCH & HISTORIC CONTEXT

Prior to the commencement of fieldwork, HRG conducted a wide range of research. This task included reviewing various relevant City documents (municipal codes and regulations, planning reports, previous historic resources surveys, and historic nominations); a number of written local histories (most notably Donald Covington's *North Park: A San Diego Urban Village, 1896-1946*); and historical materials (period newspaper articles, photographs, and subdivision maps).[4]

Based upon this information, HRG developed an historic context statement for North Park.[5] A historic context statement analyzes the historical development of a community according to guidelines written by the National Park Service and specified in *National Register Bulletin 16*. It contains information about historical trends and properties, organized by important themes

[4] The 2004 *North Park Survey* used historical subdivisions as a framework for identifying potential historic districts. However, field work indicated that extant cohesive clusters of historic resources did not fall along subdivision lines.

[5] The North Park historic context statement appears in the next section of this report.

during particular periods of development. A historic context statement is linked with tangible built resources through the concept of *property type*: a grouping of individual properties based on shared physical or associative characteristics. Because historic contexts are organized by theme, place, and time, they link historic properties to important historic trends, thereby providing a framework for understanding the potential significance of a property.[6]

The purpose of the North Park historic context statement is to assist in the identification, evaluation, and preservation of significant historic buildings and districts that are important within the context of the development of North Park as well as the larger San Diego region. A historic context statement is not a comprehensive history of an area. Rather, it is intended to highlight broad historical trends that help to explain why the built environment evolved in the way that it did. Some of the trends identified in North Park are discussed within the larger context of the San Diego region.

STEP 2: FIELDWORK

Preliminary field reconnaissance was conducted with City staff on October 26, 2009, in order to become familiar with the property types and relative levels of integrity to be found in the survey area. HRG then conducted a detailed, property-by-property inspection of the entire community plan area. In particular, HRG examined the following:

- Built resources constructed prior to 1970
- All properties appearing to date from the turn-of-the-20th-century (circa 1900)[7]
- All one-story residential courts
- All potential historic properties identified in previous surveys[8]
- Additional properties identified by members of the community as potentially significant

Field teams identified properties that appeared eligible for individual designation, as well as geographically-definable areas that appeared eligible for designation as historic districts. For districts, boundaries were defined and contributing and non-contributing resources were identified. Designated properties were not re-surveyed.

All fieldwork was conducted from the public right-of-way. Only the primary building on a parcel (the building that fronts the public right-of-way) was surveyed. Any properties that could not be observed from the public right-of-way were not surveyed. Properties that were identified as potentially significant through fieldwork were then evaluated and documented.

---

[6] N*ational Register Bulletin 16A. How to Complete the National Register Form*. Washington D.C.: National Park Service, U.S. Department of the Interior, 1997. (4)

[7] Properties which appear to date from the turn-of-the-20th-century were identified through field observation. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.

[8] The 1996 *Historical Greater Mid-City Preservation Strategy* identified four potential districts, only two of which were subsequently designated; the 2004 *North Park Survey* identified twenty-nine potential historic districts.

STEP 3: EVALUATION

Designation Criteria

All properties identified in the field as potentially eligible for designation were evaluated using the City of San Diego's local designation criteria.[9] The Designation Criteria for City of San Diego Historical Sites are as follows:

> *To be designated as historical by the City of San Diego Historical Resources Board, the site must meet any of the following criteria:*
>
> *A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development; or*
>
> *B. Is identified with persons or events significant in local, state or national history; or*
>
> *C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship; or*
>
> *D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman; or*
>
> *E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or*
>
> *F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

Properties identified as potentially eligible for local designation were also evaluated for the National Register of Historic Places and the California Register of Historical Resources. The National Register evaluation criteria are as follows:

> *The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*
>
> *A. That are associated with events that have made a significant contribution to the broad patterns of our history; or*
>
> *B. That are associated with the lives of significant persons in or past; or*

[9] City of San Diego Planning Department. "Designation Criteria for City of San Diego Historical Sites."

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded or may be likely to yield, information important in history or prehistory.

The California Register evaluation criteria are modeled after those for the National Register, and are as follows:

1. *Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or*
2. *Associated with the lives of persons important to local, California or national history; or*
3. *Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or*
4. *Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

Integrity Thresholds

In addition to meeting at least one of the designation criteria, a property must retain sufficient integrity to convey its significance. Integrity is the ability of a property to convey its significance; that is, the authenticity of a property's historic identity as evidenced by the survival of physical characteristics that existed during the property's historic period.[10] The National Park Service has defined the following seven aspects of integrity:

- ***Location:*** The place where the historic property was constructed or the place where the historic event occurred.
- ***Design:*** The combination of elements that create the form, plan, space, structure, and style of a property.
- ***Setting:*** The physical environment of a historic property.
- ***Materials:*** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- ***Workmanship:*** The physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.
- ***Feeling:*** A property's expression of the aesthetic or historic sense of a particular period of time.
- ***Association:*** The direct link between an important historic event or person and a historic property.

[10] *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*. Washington D.C.: U.S. Department of the Interior, National Park Service, 1995. (44-45)

This survey establishes meaningful integrity thresholds for each of the various property types identified in North Park.[11] In order to determine if a property retains integrity, it is necessary first to establish why the property is significant. Because properties are significant for different reasons, separate integrity thresholds have been established for different types of resources. Property types that are ubiquitous in North Park – such as 1920s Craftsman and Spanish Colonial Revival single-family residences – have a relatively high threshold for integrity. In contrast, early or rare examples of a particular property type – such as Victorian-era residences or bungalow courts – have a lower integrity threshold, meaning that a greater degree of alteration may be acceptable.[12]

Similarly, historic districts composed of property types that are common in an area have a higher integrity threshold than those that are composed of types that are rarer.[13] Integrity thresholds for district types are described below:

Single-Family Residential Districts

North Park is predominantly composed of single-family residences dating from the first three decades of the 20th century. For this reason, integrity thresholds for these resources have been set relatively high. In order for a property to retain *high* integrity, it must be essentially unaltered with very minor or highly reversible alterations, such as the replacement of a door or window or the addition of porch railings or security window bars. Properties with more substantial alterations – original stucco replaced with textured stucco; some windows replaced; porch altered; side or rear additions – have *moderate* integrity. Properties with severe alterations – original wall cladding replaced with inappropriate material; original windows removed for inappropriate replacements; large or prominent additions; porch alterations or enclosures – have *low* integrity.

In order for a grouping of single-family residences to retain sufficient integrity to qualify as a historic district, it must contain a substantial concentration of properties with high integrity, although properties with moderate integrity would also be contributors to the district. Other features that may contribute to a district's overall integrity include street patterns, uniform setbacks, and landscaping.

[11] The Survey uses a hierarchical system for categorizing the integrity of historic resources: high, moderate, and low. Local jurisdictions often find it useful in regulating historic resources to understand a property's relative degree of integrity as compared with other extant resources. However, the State Office of Historic Preservation uses a binary system to assess integrity; that is, a property either retains sufficient integrity to convey its significance or it does not. For the purposes of this survey, properties that have been assessed as having moderate to high integrity can be said to *retain integrity*. Properties assessed as having low integrity do not.

[12] Currently-designated individual resources in North Park, including some with Mills Act contracts, display a range of integrity levels, from very high to moderate. For this reason, the integrity of designated resources did not provide a standard that could be applied to this survey.

[13] This survey did not identify any historic districts on par with the designated Burlingame Historic District, or the designated North Park Dryden Historic District.

Commercial Districts

North Park contains a limited number of commercial nodes and corridors. As is typical of commercial areas throughout California, these nodes and corridors have evolved over time. Modifications to individual storefronts and the replacement of older buildings with new structures reflect the evolution of a thriving commercial core. To the extent that these modifications represent this larger development trend, they may have acquired their own significance. For this reason, properties with modernized storefronts may still have *moderate* integrity. A substantial geographic concentration of such properties with moderate to high integrity may qualify as a commercial historic district.

Conservation Areas

A conservation area is a designation typically utilized in neighborhoods that do not meet local criteria for designation as a historic district, but that possess a unifying or distinctive character that the community wishes to preserve.[14] Conservation areas possess a strong sense of place based on physical characteristics, though not necessarily on historic fabric. As such, conservations areas preserve neighborhood character, but generally do not provide protection for historic structures. Features often regulated by conservation areas guidelines include overall lot size, lot width at the right-of-way, front and side yard setbacks, and building height. The survey identified four (4) potential conservation areas, the Valle Vista Terrace Residential Conservation Area; the Park Boulevard/Adams Avenue Commercial Conservation Area; the 30th Street/El Cajon Boulevard Commercial Conservation Area; and the 30th Street/Juniper Street Commercial Conservation Area. The boundaries of these areas and their characteristics were given to Community Planning staff for consideration and possible use in the Urban Design Element of the Plan Update.

Dates of Construction

Reliable construction dates are a critical tool in evaluating the significance of potentially historic properties. Because the City does not have available building permits prior to 1955, this survey utilized the construction dates that were pre-loaded into in the City-provided database.[15] In some cases these dates did not appear to be accurate, or no date was provided. In these instances, estimated (circa) dates have been assigned based upon field observation.

STEP 4: DOCUMENTATION

All properties identified as potentially significant – either as an individual site or as a feature of a potential historic district – have been documented in a Microsoft Access database provided by the City. The database was preloaded with survey data from the 2004 North Park Survey, with a separate record for each property that was documented as part of this previous survey. The

[14] The potential conservation areas do not qualify for historic district designation due to poor integrity of individual properties; lack of neighborhood cohesion; broad period of development; and/or low ratio of contributors to non-contributors.

[15] The dates of construction in the City-provided database came from the *2004 North Park Survey* and appear to be from the County tax assessor, which are estimated based upon building improvement records.

database also contained designated historic sites and baseline parcel information, including parcel addresses; Assessor Parcel Numbers (APNs); and estimated dates of construction.

HRG has updated the database so that it contains records only for those properties that have been identified and evaluated as potentially significant for local, California Register, and/or National Register designation as part of this survey. For properties with an existing record, specific data fields have been updated according to current survey information. For properties that did not have an existing record, a new record has been created and current survey data added. Properties that were determined to be ineligible for designation are not documented in the database. All survey data has been provided to the City in this Access database; no State DPR forms have been generated.

Database

For each documented property, survey information has been verified, updated, or added in the ***following data fields only***:

DATA FIELD	ACTION
NUM/STREET	Verify/Revise per street or parcel address.[16]
FULL ADDRESS	Verify/Revise to include any alternate street or parcel addresses.
APN	Add to new records.[17]
ARCHITECTURAL STYLE	Verify/Revise per field observation.
YEAR BUILT	Verify/Revise per field observation.
DESCRIPTION	Add property name, if any.
ALTERATIONS	Add per field observation. *(See list below)*
INTEGRITY	Add (low, moderate, high).
CRITERIA	Add one or more (San Diego Register A-F).
NRHP STATUS CODE	Add (5B, 5S3, 5D3, 6Z).[18]
STATUS	Add "Surveyed" for documented properties; Verify "Designated" for designated properties.
CONTRIBUTING	Add (individually significant, contributing, non-contributing).
DISTRICT NAME	Add to all properties (contributors and non-contributors) within the boundaries of a potential district.
IMAGE NAME	Add one or more file names using standardized naming convention (ex. 10272009_001).

[16] Parcel addresses were provided by the City.
[17] Assessor Parcel Numbers (APNs) were provided by the City.
[18] The City's database allows only one NRHP Status Code per property. Therefore, the status code in the database refers to the property's local eligibility for designation. For a list of properties evaluated as appearing eligible for listing in the National or California Register, see Appendix I.

No other data fields were modified by HRG as part of this survey. Any information in fields other than those listed above is pre-existing data either from the 2004 North Park Survey or from the City.

Noted Alterations

In order to ensure an efficient field methodology while maintaining consistency in the data, HRG developed a standardized list of inappropriate alterations to be noted in the field:

Windows replaced	Roof material altered
Wall cladding replaced	Security window bars/doors added
Front door replaced	Awnings added
Storefronts altered	Rear addition
Porch enclosed	Second-story addition

Properties with few or no visible alterations are identified as having "No major alterations." Properties with numerous alterations are identified as "Substantially altered." Appropriate modifications, such as the replacement of roof material in kind, are not noted.

Photography

At least one color digital photograph was taken of each documented property. Photos have been renamed using a standardized naming convention, with the date the photo was taken followed by sequential numbering (ex. 10272009_001). All photos taken during fieldwork are being provided to the City on CD; they are keyed to the survey database and to a photo log. *(For the complete Photo Log, see Appendix B.)*

3.0 SUMMARY HISTORIC CONTEXT

3.1 INTRODUCTION

As part of this historic resources survey, HRG developed a historic context statement for the North Park Community Plan Area. The historic context includes a historical narrative, organized by chronological periods of development, significant themes, and associated property types. Following the narrative, relevant property types are identified and registration requirements established. Finally, architectural styles represented in North Park are described and illustrated. A summary of North Park's development history appears below. *(For the complete Historic Context Statement, see Appendix A.)*

3.2 SUMMARY DEVELOPMENT HISTORY

In the mid-19th century, San Diego had approximately 650 residents. However, new arrivals were transforming the small Mexican community into a growing commercial center. In 1867, Alonzo Erastus Horton acquired nearly 1,000 acres of land two miles south of "Old Town", where downtown San Diego sits today. Dubbed "New San Diego", Horton orchestrated the creation of a new city center, relocating the city's first bank, main newspaper, and several government buildings to this site. Thus Old Town was supplanted as the city's primary commercial center. The arrival of the railroad in the 1880s linked San Diego with the eastern United States and sparked its first building boom. By 1887, San Diego's population had spiked to 40,000, and large tract of new development began to appear on the hills immediately adjacent to downtown.

By 1892, substantial infrastructure improvements were underway, including public utilities, street paving, sewer systems, and the electrification of the streetcar system. These improvements would be critical to the development of new suburbs surrounding downtown and the 1,400-acre City Park, including present-day North Park.

North Park initially developed as an agricultural community. In 1893, James Monroe Hartley purchased forty acres on what was then the northeastern edge of the city. He named the area Hartley's North Park, due to its location relative to City Park, and planted a lemon orchard. Over the next decade, several other families established residences and citrus ranches in North Park. By 1900, there were seven land owners and fifty-five residents between Florida Canyon and the eastern City limits at Boundary Street. However, by 1905 most of the groves had been decimated by drought. This, combined with ongoing infrastructure improvements, paved the way for the subdivision of these agricultural lands for residential development.

The expansion of the city's streetcar system into North Park – including the Adams Avenue Line (1907), University Avenue Line (1907), and 30th Street Line (1911) – had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines. As San Diego's population reached 75,000 by 1920, most of the new development occurred in the areas east of downtown. By 1924, North Park was considered the fastest growing district in San Diego.

As the streetcar lines were connecting North Park to greater San Diego, the city was making plans for an exposition that would be a national advertisement for the City of San Diego. The 1915 *Panama-California Exposition* was held in City Park, at the edge of the burgeoning North Park communities. Over its two-year run, the Exposition attracted over 3.7 million visitors, many of whom chose to relocate to San Diego permanently. Due to this steady stream of new residents, local developers began to subdivide new tracts of land, particularly in the areas immediately surrounding the park.

In the 1920s, as developers installed the infrastructure, mostly middle-class families erected the modest residences that make up much of North Park's residential building stock today. During this period, architectural preferences shifted away from Victorian styles to the Craftsman style, whose deep eaves and large porches were well-suited to San Diego's mild climate. The area's largest subdivision is University Heights, much of which was developed in the first decades of the 20th century. The Burlingame tract, developed by prominent local real estate speculators Joseph McFadden and George Buxton, retains much of its original character. The Kalmia Place tract overlooking Balboa Park, had a comprehensive landscape plan and architectural supervisors to ensure a consistently high standard of design throughout the tract. During this same period, bungalow courts were proliferating throughout North Park, primarily in the area between University and Adams avenues.

One of North Park's earliest commercial nodes, at the intersection of the 30th Street and University Avenue streetcar lines, would developed into the community's primary business district. By 1922, there were fifty businesses along the two streets, and by the 1930s North Park's commercial center was second only to downtown San Diego. As automobile ownership increased, commercial centers began to move away from the streetcar routes. In North Park, commercial development shifted to El Cajon Avenue (now El Cajon Boulevard). Unlike University Avenue, which was developed for the pedestrian, businesses on El Cajon were primarily catering to the motorist. Eventually, El Cajon would become the official western terminus of Interstate 80.

As the population of North Park exploded, the existing water supply system needed to be upgraded. A new filter plant and a reservoir were built in University Heights, and a water tank added in 1910 in order to provide sufficient water pressure. Similarly, the growing population put a strain on the city's power sources, so in 1927 San Diego Consolidated Gas & Electric Company (SDCG&E) built Substation on El Cajon Boulevard.

Substantial civic and institutional development took place in North Park throughout the 1920s. During this period, the community received its first localized branches of public services, including a fire station and a post offices. Several educational facilities were established, including Park Villas Elementary School and Jefferson Elementary school, as well as two priate schools, Saint Augustine boys' school and the Academy of Our Lady of Peace School for Girls. Between 1922 and 1924, five religious congregations built new facilities in North Park, including Trinity Methodist Church, St. Patrick's Catholic Church, Plymouth Congregational Church, North Park Baptist Church, and St. Luke's Episcopal Church.

The Great Depression had an immediate impact on what had been one of the fastest growing community's in San Diego, and construction would remain slow into the early 1940s. Residential construction essentially ceased, and many business ventures failed along established commercial thoroughfares such as University Avenue. However, the 1935 California Pacific International Exposition, also held in Balboa Park, helped North Park to rebound more quickly than other communities. That same year, a sign with the community name was suspended across the intersection of 30th Street and University Avenue.

However, it was United States' entrance into World War II that effectively ended the economic downturn and boosted the regional economy. This was particularly true in San Diego; with its extensive military or manufacturing facilities now devoted to the defense industry, the city received had the highest per capita share of war contracts in the state.

Like other large cities, San Diego's wartime and postwar population growth far outpaced its ability to provide sufficient services and housing. However, the formation of the Federal Housing Administration (FHA) helped to reignite the construction of single-family homes, in part, by established building guidelines for a modest and affordable single family residence, termed the *minimum house*.

Soon, unimproved lots in established neighborhoods throughout North Park were infilled with single-family homes and residential courts inspired by FHA designs. The high demand for new homes produced large-scale suburban tracts on the periphery of the city. However, as this part of the city was largely built out by this time, there was not much of this kind of development in North Park. The exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park, which contains development from the 1940s through the 1970s, alongside some earlier residences. Developers of multi-family housing favored higher densities over the residential courts of the pre-war period. The result was the proliferation of the two-story stucco box apartment building, designed to maximize the number of units and provide the required the parking on a single residential lot.

As the economy slowly began to rebound, new businesses occupied existing storefronts along established commercial corridors, often renovating their facades with more contemporary details. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated, as this area began to shift from a neighborhood retail area to a regional shopping district. At the same time, increased reliance on the automobile and local road improvements meant the arrival of new businesses which catered to the needs of the motorist. Auto-related businesses – such as gas stations, car lots, and auto parts stores – began to appear alongside existing grocery stores, meat markets, pharmacies, and clothing shops. Similarly, this trend led to new building forms, such as drive-ins, and pushed commercial structures back on their lots to accommodate surface parking. This was particularly true along El Cajon Boulevard, where nearly 300 new businesses opened between 1940 and 1950.

Highway 395 became San Diego's first freeway when it was built in 1941. The construction of this and other freeways would hasten the decline of the streetcar system throughout the city, including in North Park. By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline, due in part to the construction of Interstate 8, which drew vehicular traffic away from these thoroughfares. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along North Park's commercial corridors.

In the 1970s, the commercial areas along University Avenue and El Cajon Boulevard were transformed yet again by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. Coupled with the community's own revitalization efforts, North Park has experienced a resurgence of neighborhood-oriented businesses in recent decades.

4.0 IDENTIFIED HISTORIC RESOURCES

4.1 POTENTIAL HISTORIC DISTRICTS

Evaluation of a historic district should be based upon an understanding of the district's physical features and how those features relate to the district's significance. In order to be eligible for designation, a historic district must have a distinct period of significance, a definable geographic boundary, and an association with one of the themes established in the historic context. Additionally, a historic district must retain sufficient integrity as a whole to convey its significance, and it must contain a substantial concentration of properties that *contribute* the district.

Contributors to a historic district:

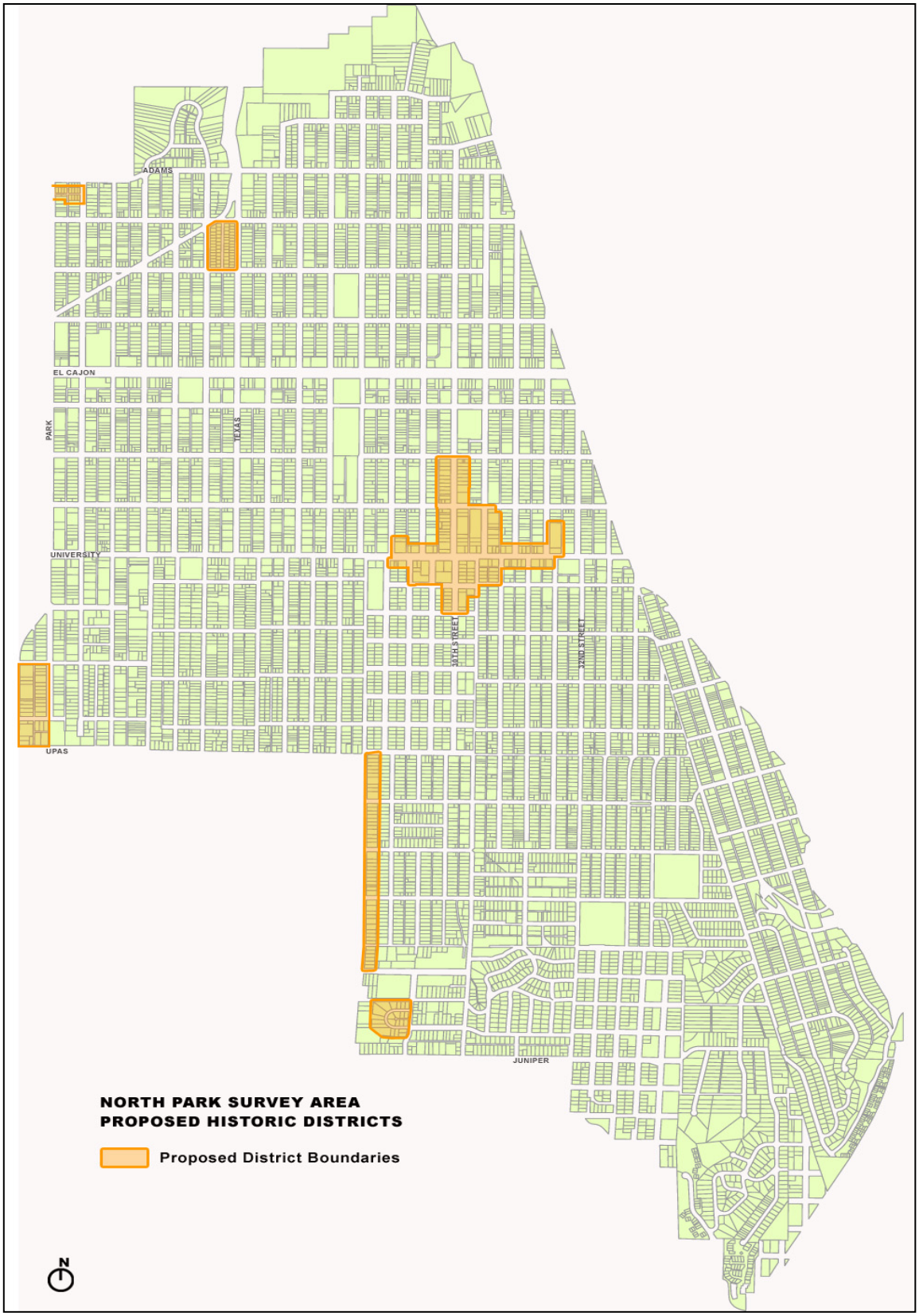
- Are constructed within the identified Period of Significance for the district;
- Relate to the theme for which the district was identified as being significant; and
- Retain sufficient integrity to convey the significance of the district.

Non-Contributors:

- Are constructed outside the identified Period of Significance for the district;
- Do not represent the theme for which the district was identified as being significant; or
- Have been altered so that they no longer retain sufficient integrity to convey the significance of the district.

The survey has identified six (6) potential historic districts which meet one or more of the City's local designation criteria for historical sites. Of these, two also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. A description of each potential district appears below, along with photos of representative district contributors, and a map defining district boundaries and contributing and non-contributing features. *(For a complete list of properties located within the potential historic districts, see Appendix E.)*

Figure 2. Potential Historic Districts.



Residential Districts

28th Street Residential Historic District

The 28th Street Residential Historic District is an intact grouping of single-family residences overlooking Balboa Park to the west. Eligible under San Diego criterion A, this potential district is composed of approximately 45 one- and two-story residences, designed primarily in the Spanish Colonial Revival style. It has a period of significance of 1920 to 1939, and is significance under the *Residential Development* themes within the *Development of North Park: 1907-1929* and *Influence of the Great Depression and World War II in North Park: 1930-1945* contexts. This area currently includes eleven designated local landmarks. This district also appears eligible for listing in the National Register and the California Register.

Representative district contributors:

2727 28th Street.

2829 28th Street.

2807 28th Street.

2037 28th Street.

Figure 3. 28th Street Residential Historic District.

Kalmia Place Residential Historic District

The Kalmia Place Residential Historic District is an intact grouping of single-family residential properties located along a single U-shaped street overlooking the Balboa Park Golf Course to the west. Eligible under San Diego criterion A, the district boundaries coincide with those of the original Kalmia Place tract, subdivided in 1923. The tract was developed with a comprehensive landscape plan, and its irregular street pattern created lots which took advantage of the natural topography and canyon views. This potential district is composed of approximately 20 properties, designed primarily in the Spanish Colonial Revival, Streamline Moderne, and Modern architectural styles. It has a period of significance of 1920 to 1959, and is significant under the *Residential Development* themes within the *Development of North Park: 1907-1929* and *Influence of the Great Depression and World War II in North Park: 1930-1945* contexts. The area is marked by a pair of concrete pillars at both the entrance and exit to the district's one-way street. The district also includes a potential individual landmark, a 1937 Streamline Moderne residence at 2848 Kalmia Place.

Representative district contributors:

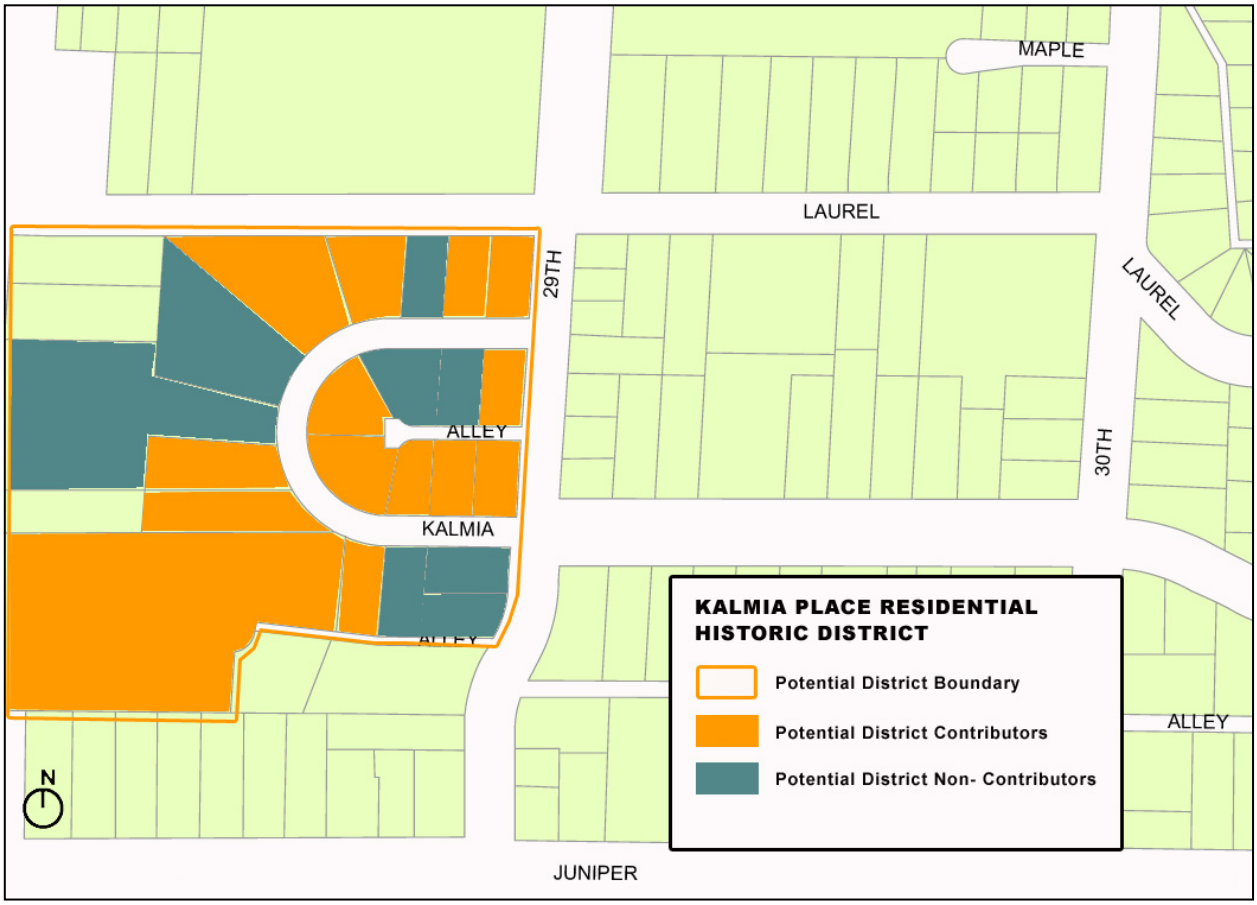
2848 Kalmia Place.

2839 Kalmia Place.

Kamlia Place Subdivision Markers.

2802 Kalmia Place.

Figure 4. Kalmia Place Residential Historic District.



Park Boulevard Apartment (East) Historic District[19]

The Park Boulevard Apartment (East) potential historic district is a collection of 1920s and 1930s multi-family residences located along both sides of Park Boulevard north of Upas. Known today as "Park Boulevard Apartment Row," this area was targeted for higher-density development in the 1920s in order to maximize residential units within a limited space. These apartment buildings were designed to be compatible in scale with the surrounding single-family neighborhoods. Earlier examples were designed in the Spanish Colonial Revival or Renaissance Revival styles, reflecting the influence of the 1915 Panama-California Exposition. One of the most prominent structures along Apartment Row is the Embassy Hotel at 3645 Park Boulevard, which originally opened in 1929 as "The Padre." This property has been identified as a potential landmark.

This grouping of apartment buildings straddles two community plan areas: the area west of Park Boulevard is in the Uptown CPA; the area east of Park is in the North Park CPA. The North Park portion of this grouping is composed of 33 properties which were evaluated as part of this survey. While this grouping alone does not retain a sufficient concentration of resources to be eligible, when taken together with the Park Boulevard Apartment (West) Potential Historic District identified in the adjacent Uptown Survey, the area as a whole retains sufficient integrity to convey shared significance as a cohesive district.

Representative district contributors:

Embassy Hotel, 3645 Park Blvd.

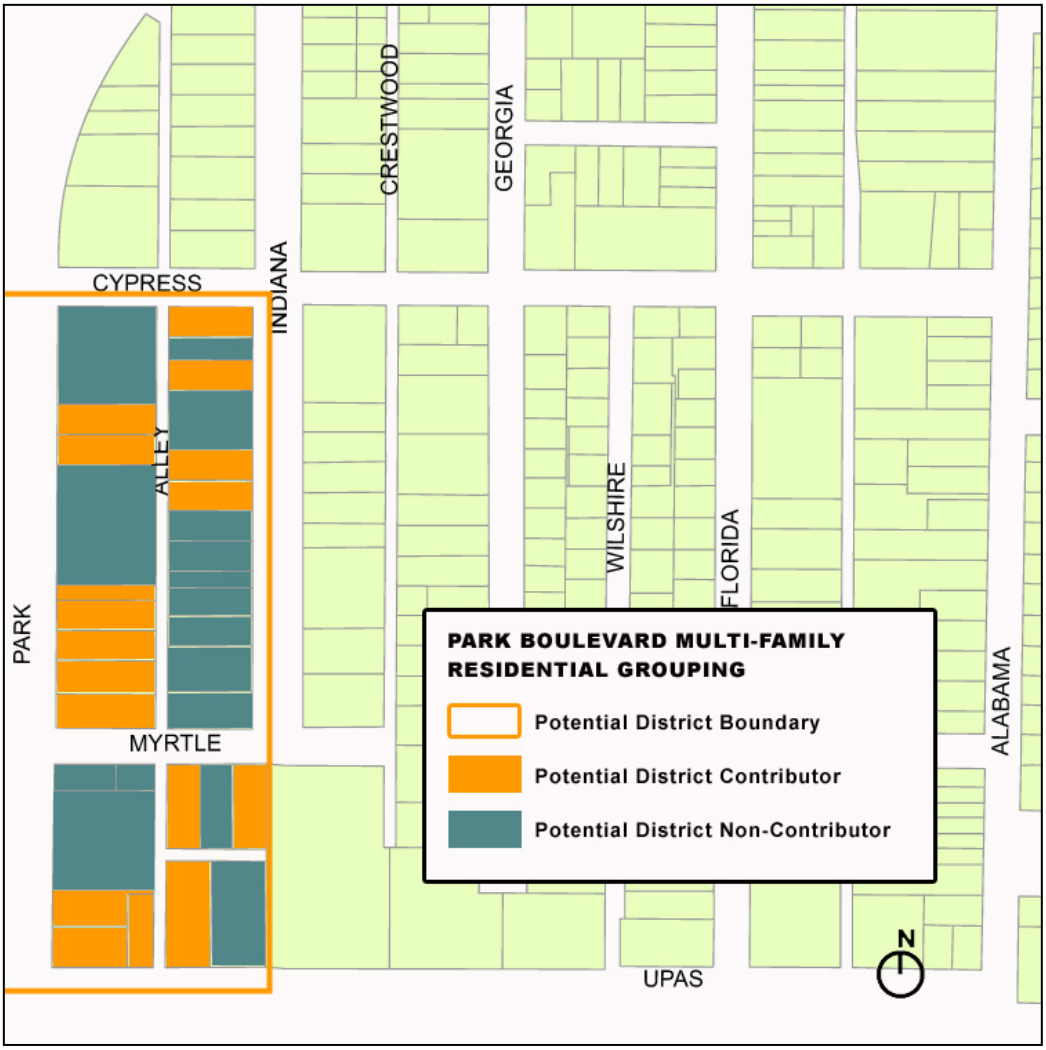
3602-3608 Indiana Street.

3650 Indiana Street.

1725-1729 Myrtle Avenue.

[19] HRG concluded that this grouping is not eligible on its own due to an insufficient concentration of resources. However, qualified City staff determined that the district is eligible in conjunction with the Park Boulevard Apartment (West) Potential Historic District in the adjacent Uptown Survey.

Figure 5. Park Boulevard Apartment (East) Potential Historic District.



Shirley Ann Place Residential Historic District Expansion

The Shirley Ann Place Residential Historic District Expansion proposes to expand the boundaries of the designated historic district. The designated district contains a single block of modest Spanish Colonial Revival single-family residences along both sides of Shirley Ann Place. The expansion would extend the boundaries one half-block east to Texas Street, and one half-block west to Louisiana Street. The entire extent bounded by Texas, Louisiana, Madison and Monroe, was purchased by the Alberta Security Company in 1924. The west side of Texas and the east side of Louisiana were largely developed that same year with approximately 26 California bungalows on standard residential lots. Sometime between 1925 and 1927, the rear portions of these lots were re-subdivided and developed by the same owners, and the rear alleyway was rededicated as Shirley Ann Place.[20] All of these residences were developed within a narrow period of time (approximately 1924 to 1934). Also, it appears that the residences within the designated district and those in the potential expansion area retain a similar level of integrity. This potential district is eligible under San Diego criterion A, and is significant under the *Residential Development* themes within the *Development in North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945* contexts.

Representative district contributors:

4562 Texas Street.

4549 Louisiana Street.

4536 Texas Street.

[20] City of San Diego. "Shirley Ann Place Historical Resources Board Historical District Designation." June 22, 2000. (9)

Figure 6. Shirley Ann Place Residential Historic District Expansion.

Spalding Place Residential Historic District

The Spalding Place Residential Historic District is an intact grouping of single-family residential properties located along an alleyway near Park Boulevard and Adams Avenue. Eligible under San Diego criterion A, this potential district is composed of approximately 14 modest California bungalows, most of which were constructed in 1909. It has a period of significance of 1909 to 1929, and is significant under the *Early Residential Development* theme within the *Development of North Park: 1907-1929* context.

Representative district contributors:

1831 Spalding Place.

1815 Spalding Place.

1837 Spalding Place.

1814 Spalding Place.

Figure 7. Spalding Place Residential Historic District.

Commercial District

30th Street/University Avenue Commercial Historic District

The 30th Street/University Avenue Commercial Historic District is an intact grouping of approximately 128 commercial properties. Commercial development began here in 1912, when the 30th Street Streetcar Line was extended northward to intersect with the University Avenue Line. During this period, businesses primarily catered to the needs of local residents. In the 1920s and 1930s, the area experienced a major expansion, making 30th and University the city's largest commercial center outside of downtown. In the 1950s, many storefronts were modernized, often with large display windows, a trend that occurred along commercial corridors throughout the country.[21] This potential district is eligible under San Diego criterion A, with a period of significance of 1912 to 1959. It is significant under the *Early Commercial Development* theme within the *Development of North Park: 1907-1929* context; the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The district includes two designated local landmarks: the North Park Theater at 2893-2899 University Avenue, and the storefronts at 2911-2917 University Avenue. It also includes two potential landmarks: the Newman Building at 2900-2912 University Avenue and the J.C. Penney Building at 3029 University Avenue. This district also appears eligible for listing in the National Register and the California Register.

Representative district contributors:

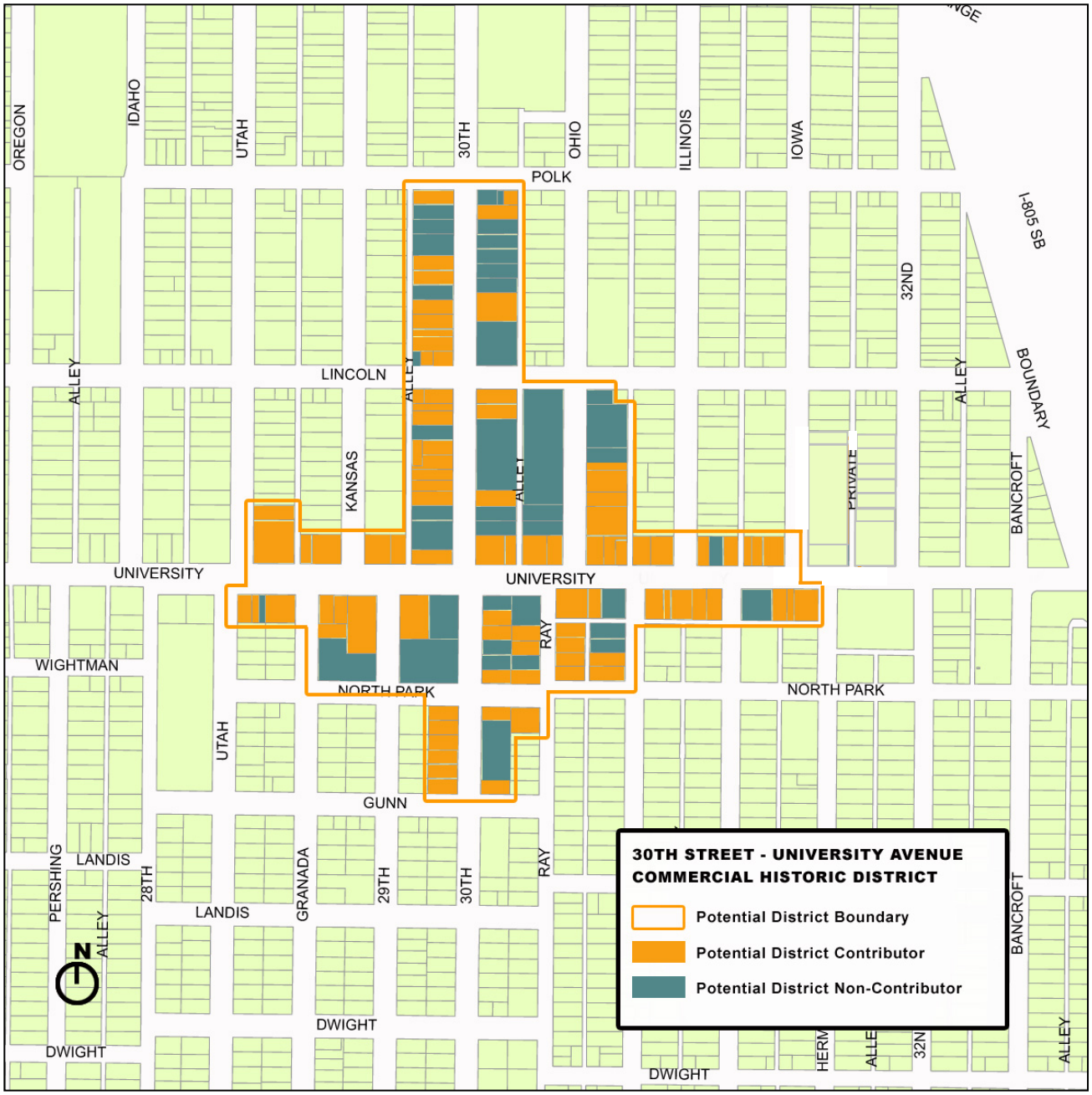
Dixie Lumber & Supply Co., 3925 Ohio Street.

Newman Building, 2900-2912 University Avenue.

J.C. Penney, 3029 University Avenue.

[21] As noted above, modifications to individual storefronts reflect the evolution of a thriving commercial core. To the extent that these modifications represent this larger development trend, properties with modernized storefronts may still have *moderate* integrity and be considered contributors to the potential historic district.

Figure 8. 30th Street/University Avenue Commercial Historic District.



4.2 POTENTIAL MULTIPLE PROPERTY LISTING

Residential Court Multiple Property Listing

The Residential Court Multiple Property Listing is a discontiguous grouping of approximately ninety (90) residential courts located throughout the survey area.[22] Eligible under San Diego criterion A, this potential multiple property listing (MPL) is concentrated primarily between University and Adams Avenues. These properties were not developed in geographic clusters; rather, they were built as infill in previously established single-family neighborhoods. The MPL has a period of significance of 1920 to 1959, and is significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context; the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context; and the *Post-World War II Residential Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. The term "residential court" includes both pre-war detached-unit "bungalow courts," as well as post-war linear courts. Earlier examples were designed in the Craftsman/California Bungalow, Spanish Colonial Revival, and American Colonial Revival style; later examples are Streamline Moderne, Minimal Traditional, or Modern in style. *(For a complete list of properties included in the potential multiple property listing, see Appendix F.)*

Representative resources:

4367 30th Street.

3009-3015 Suncrest Drive.

4366-4378 Illinois Street.

4343-4349 Mississippi Street.

[22] Because this is a multiple property listing, and not a historic district, all of the properties are eligible for listing as individual resources.

4.4 POTENTIAL INDIVIDUAL RESOURCES

In addition to the 105 properties[23] currently designated as individual local historic resources in North Park, this survey has identified an additional forty-seven (47) properties which meet one or more of the City's local criteria for individual designation. These include residential (single-family and multi-family), commercial, civic and institutional, and infrastructural properties. Of these, twenty-five (25) also appear eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

All of these properties are listed below, organized by property type, along with photos of representative examples. *(For a complete list of potential individual resources, see Appendix G.)*

Residential

Single-Family Residences[24]

- 3553 28th Street, George Carr Residence, 1925. Good example of Oriental Craftsman residential architecture; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 2228 33rd Street, Clitsome Residence, 1938, designed by Lloyd Ruocco. Good example of Streamline Moderne residential architecture by a master architect; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 2204 Cliff Street, 1914. Good example of Craftsman residential architecture; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context.
- 4212 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 4216 Florida Street, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 1915 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.

[23] As of April 2016

[24] This survey examined any single-family residences which appeared to have been constructed around the turn of the 20th century (i.e. circa 1900). Only those which appear to retain sufficient integrity to be eligible for local landmark designation have been listed here. Note that these properties have tax assessor construction dates ranging from 1902 to 1910. There are no properties in the City-provided database with a tax assessor date earlier than 1902.

- 1919 Howard Avenue, circa 1900. Rare example of turn-of-the-20th century residential development in North Park; good example of Queen Anne residential architecture in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 2848 Kalmia Place, 1937. Good example of Streamline Moderne residential architecture; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 4744 Panorama Drive, George Hawley House, 1907, designed by Hebbard & Gill. Good example of Craftsman residential architecture by a master architect; good example of early-20th century residential development in North Park; significant under the *Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3727 Park Boulevard, circa 1900. Good example of Stick/Eastlake residential architecture; good example of turn-of-the-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.
- 2860 Redwood Street, circa 1900. Good example of early-20th century residential development in North Park; significant under the *Early Settlement as an Agricultural Community* theme within the *Early Settlement of North Park: 1893-1906* context.

George Carr Residence, 3553 28th Street.

Clitsome Residence, 2228 33rd Street.

3727 Park Boulevard.

Multi-Family Residences

- 2454-2474 Adams Avenue, El Cantorral Court, 1928. Good example of Pueblo Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3925-3935 Alabama Street, 1930. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4469-4517 Ohio Street, Palm Court, circa 1940. Good example of a mid-20th century garden apartment in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3645 Park Boulevard, Embassy Hotel, 1925. Good example of Spanish Colonial Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3791 Park Boulevard, Nile Apartments, 1928. Good example of Renaissance Revival residential architecture; good example of early-20th century multi-family residential development in North Park; significant under the *Multi-Family Residential Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 1910 Robinson Avenue, 1937, designed by Owen King. Good example of Streamline Moderne residential architecture; good example of mid-20th century multi-family residential development in North Park; significant under the *Residential Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.

El Cantorral Court, 2454-2474 Adams Avenue.

Nile Apartments, 3791 Park Boulevard.

Commercial

- 2361-2367 30th Street, circa 1920. Good example of Renaissance Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3382-3396 30th Street, The Lynhurst, 1919. Good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2110 El Cajon Boulevard, circa 1960. Good example of Modern commercial architecture; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.
- 2144 El Cajon Boulevard, Shield Security, 1964. Good example of Modern commercial architecture; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.
- 2445 El Cajon Boulevard, Denny's Restaurant, circa 1965, designed by Armét and Davis. Good example of Googie commercial architecture by a master architect; significant under the *Commercial Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. This property also appears eligible for listing in the National Register and the California Register.
- 2900 El Cajon Boulevard, Rudford's Restaurant, originally constructed in 1938, became Rudford's in 1949. Good example of neon signage; good example of mid-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 2935-2947 El Cajon Boulevard, circa 1925. Good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 3004-3022 Juniper Street, circa 1930. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3783 Park Boulevard, 1928, designed by George L. Stowe. Good example Egyptian Revival commercial architecture; good example of mid-20th century auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4175 Park Boulevard, Henry's Farmers Market, circa 1965, example of the prototype developed for Safeway by architects Wurster, Bernardi & Emmons. Good example of Googie commercial architecture; significant under the *Commercial Development* theme within the

Post-World War II Development in North Park: 1946-1970 context. This property also appears eligible for listing in the National Register and the California Register.

- 4237-4251 Park Boulevard, former Piggly Wiggly building, 1926. Good example of Art Deco commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 2505 University Avenue, San Diego Collision Center, 1922. Good example of early auto-related development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2525-2543 University Avenue, circa 1925. Good example of an early-20th century brick commercial block in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 2900-2912 University Avenue, Newman Building, 1929. Good example of Spanish Colonial Revival commercial architecture; good example of early-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Development of North Park: 1907-1929* context.
- 3029 University Avenue, J.C. Penney Building, 1942. Good example of Late Moderne commercial architecture; good example of mid-20th century commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3036 Upas Street, West Coast Auto Body & Paint, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 3040 Upas Street, Skelley's Garage, circa 1930. Good example of early auto-related commercial development in North Park; significant under the *Commercial Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

2361-2367 30th Street.

4237-4251 Park Boulevard.

Henry's Farmers Market, 4175 Park Boulevard.

3783 Park Boulevard.

2525-2543 University Avenue.

3004-3022 Juniper Street.

Civic and Institutional

Churches

- 3585 30th Street, St. Patrick's Church, 1929, architect Frank Hope Jr. Good example of Renaissance Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 3729 30th Street, St. Luke's Chapel, originally built in 1897, designed by Hebbard & Gill, reconstructed at the current location in 1924. Good example of Mission Revival architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4333 30th Street, Chua Phat Da, (formerly Metropolitan Community Church), circa 1940. Good example of Spanish Colonial Revival architecture; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3810 Bancroft Street, North Park Baptist Church, 1935, designed by J. S. Groves. Good example of Streamline Modern architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme

within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

- 3655 Park Boulevard, St. Spyridon Greek Orthodox Church, circa 1930. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3076-3090 Polk Avenue, Korean Church of Seventh-Day Adventists, circa 1930. Good example of Art Deco architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.
- 3030 Thorn Street, Trinity United Methodist Church, 1924, designed by E. Tuttle. Good example of Spanish Colonial Revival architecture; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

St. Patrick's Church, 3585 30th Street.

Korean Church of Seventh-Day Adventists, 3076-3090 Polk Avenue.

Fraternal Organizations

- 3795 Utah Street, Masonic Temple/Silver Gate Lodge, 1931, designed by Charles and Edward Quayle. Good example of Art Deco architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Influence of the Great Depression & World War II in North Park: 1930-1945* context. This property also appears eligible for listing in the National Register and the California Register.

Masonic Temple/Silver Gate Lodge, 3795 Utah Street.

Schools

- 3226-3266 Nutmeg Street; St. Augustine High School, original buildings (Austin Hall and Vasey Hall) built in 1922, designed by Mead & Requa. Good example of Spanish Colonial Revival architecture by a master architect; good example of early-20th century institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.
- 4860 Oregon Street, Academy of Our Lady of Peace, three original 1916 buildings were constructed as part of the Vandruff Estate (2 residences and an observatory), several additional buildings were constructed in the 1920s. Good example of Renaissance Revival and Spanish Colonial Revival architecture; good example of early-20th century residential and institutional development in North Park; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

St. Augustine High School, 3226-3266 Nutmeg Street.

Academy of Our Lady of Peace, 4860 Oregon Street.

Civic

- 3791 Grim Avenue, U.S. Post Office, 1951. Good example of mid-20th century civic development in North Park; significant under the *Civic & Institutional Development* theme within the *Post-World War II Development in North Park: 1946-1970* context.

- 4193 Park Boulevard, University Heights Branch Library, 1966. Good example of Modern civic architecture; good example of mid-20th century civic development in North Park; significant under the *Civic & Institutional Development* theme within the *Post-World War II Development in North Park: 1946-1970* context. This property also appears eligible for listing in the National Register and the California Register.

U.S. Post Office, 3791 Grim Avenue.

University Heights Branch Library, 4193 Park Boulevard.

Infrastructure

- 3169 El Cajon Boulevard, San Diego Gas & Electric Co. Building (SDG&E), Substation F, 1926, designed by Eugene Hoffman. Good example of Renaissance Revival architecture by a master architect; rare example of early North Park infrastructure; significant under the *Civic & Institutional Development* theme within the *Development of North Park: 1907-1929* context. This property also appears eligible for listing in the National Register and the California Register.

SDG&E Co., Substation F, 3169 El Cajon Boulevard.

5.0 COMMUNITY IDENTIFIED POTENTIAL RESOURCES

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

5.1 POTENTIAL INDIVIDUAL RESOURCES

Twenty-one (21) additional individual resources, primarily commercial in nature, were identified as potentially significant. These include four (4) under the theme *Development of North Park: 1907-1929*, six (6) under the theme *Influence of the Great Depression & World War II in North Park: 1930-1945*, and eleven (11) under the theme *Post-World War II Development in North Park: 1946-1970.* These resources are identified in more detail in the table below.

Property Address	APN	Year Built	Style	Property Type
Development of North Park: 1907-1929				
2432 El Cajon Boulevard*	4453421200	c.1925	False Front	Commercial
2621 El Cajon Boulevard*	4454220400	c.1910s	No Style	Commercial
3094 El Cajon Boulevard	4461831500	1927	Spanish Eclectic	Institutional
3093-3095 El Cajon Boulevard	4462530700	c.1922	Streamline Moderne	Commercial
Influence of the Great Depression & World War II in North Park: 1930-1945				
2528 El Cajon Boulevard	4453513000	c.1935	Art Deco	Institutional
2903-2911 El Cajon Boulevard	4462320500	c.1937	Streamline Moderne	Commercial
2921-2923 El Cajon Boulevard	4462320400	c.1940	Modern	Commercial
2927-2931 El Cajon Boulevard	4462320300	c.1935	Modern	Commercial
2923-2935 Meade Avenue	4461622300	c.1942	Moderne	Commercial
4121 Utah Street**	4463021300	1921	Craftsman	Residential
Post-World War II Development in North Park: 1946-1970				
4334-4382 30th Street	4461622900	c.1950s	Aztec Bowl Neon Sign	Sign
1835 El Cajon Boulevard	4453801400	c.1969	Modern	Commercial
1940 El Cajon Boulevard	4453222500	c.1946	Modern	Commercial

Property Address	APN	Year Built	Style	Property Type
2136 El Cajon Boulevard	4453311500	c.1955	Modern	Commercial
2222 El Cajon Boulevard	4453321400	unkwn	Wonder Weaver Painted Sign	Sign
2548-2550 El Cajon Boulevard	4453511600	1955	Modern	Commercial
3035 El Cajon Boulevard	4462330600	c.1962	Modern	Commercial
3051 El Cajon Boulevard	4462530100	c.1951	Colonial	Commercial
3069-3075 El Cajon Boulevard	4462530300 4462530400	c.1946	Streamline Moderne	Commercial
3984 Idaho Street***	4457112600	1921	Vernacular	Residential
2717 University Avenue	4530821100	c.1956	Modern	Institutional

*It has been indicated that this building may be socially/historically significant.
**This building was the childhood home baseball Hall-of-Famer Ted Williams.
***This building was the home of tennis champion Maureen Connolly during her accomplishments in the 1950s.

5.2 ADDITIONS TO THE POTENTIAL RESIDENTIAL COURT MPL

Five additional residential courts were identified for inclusion in the Potential Residential Court Multiple Property Listing. These include two from the *Development of North Park: 1907-1929* context and three from the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

- 2454-2474 Adams Avenue, APN 4382401200; Pueblo Revival, 1928. Good example of residential court development; significant under the *Development of North Park: 1907-1929* context.
- 4449-4455 Florida Street, APN 4452220600; Minimal Traditional, 1938. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4615-4623 Georgia Street, APN 4450510900; Minimal Traditional/Ranch, c.1941. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.
- 4118-4124 Mississippi Street, APN 4455122500; Spanish c. 1925. Good example of residential court development; significant under the *Development of North Park: 1907-1929* context.
- 4343-4349 Mississippi Street, APN 4453320800; Minimal Traditional, 1935. Good example of residential court development; significant under the *Influence of the Great Depression & World War II in North Park: 1930-1945* context.

5.3 POTENTIAL HISTORIC DISTICTS

During the public outreach process, members of North Park community identified five (5) additional potential historic districts, including the Valle Vista Terrace Historic District, the Park Villas Historic District, the Altadena/Carmel Heights/Frary Heights Historic District, the Wabash Mesa Historic District and the St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District.

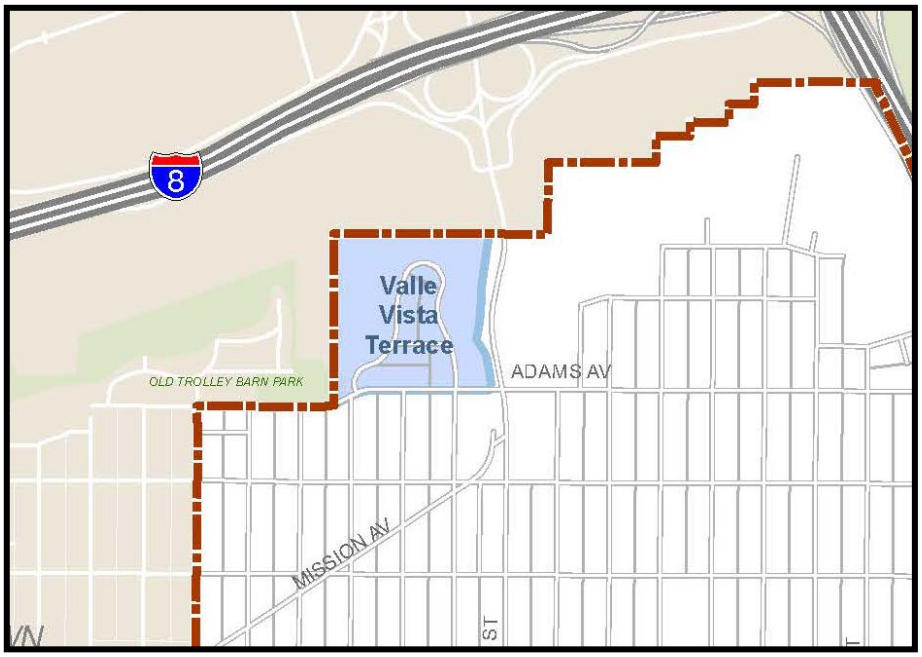
While the survey work conducted by HRG did not identify these areas as potential historic districts, qualified City staff reviewed these potential historic districts and conducted a windshield survey on foot to evaluate whether or not these areas may contain a sufficient concentration of resources and the physical integrity required to be eligible for local listing. While each property was not individually revaluated and documented; staff was able to determine that these areas do appear to retain sufficient integrity to be eligible for listing on the City's Register under HRB Criteria A and C.

In order to bring these districts forward for designation, additional, intensive-level research will be required to evaluate the district and define a precise boundary, period of significance, significance criteria, and contributing and non-contributing resources. The initial information below will provide a baseline of information for future survey work and analysis.

Valle Vista Terrace Historic District

Encompassing the Valle Vista Terrace Subdivision, including Panorama Street, Cliff Street, and north side of Adams Avenue; the Valle Vista Terrace potential historic district consists of approximately 89 parcels. Developed between c.1907 and c.1940, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

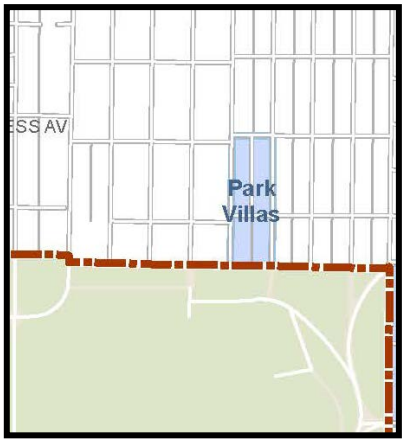
Figure 9. Valle Vista Terrace Historic District.



Park Villas Historic District

Bounded by Dwight Street to the north, Arnold Street to the east, Myrtle Street to the south, and Arizona Street to the west.; the Park Villas potential historic district consists of approximately 48 parcels. Developed between c.1911 and c.1937, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

Figure 10. Park Villas Commercial Historic District.



Altadena/Carmel Heights/Frary Heights Historic District

Encompassing portions of the Altadena, Carmel Heights and Frary Heights subdivisions, the potential historic district that bears their names consists of approximately 400 parcels[25]. Developed between c.1907 and c.1945, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

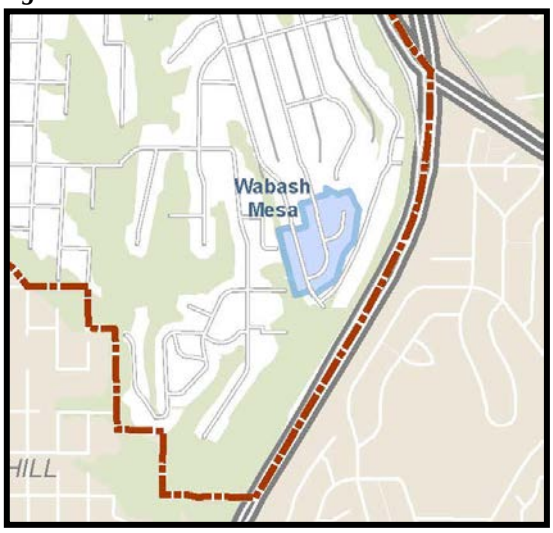
Figure 11. Altadena/Carmel Heights/Frary Heights Historic District.

[25] Altadena Subdivision: Blocks A, B, C, D, H, I, J, K, L, and western half of Block E; Carmel Heights Subdivision: Blocks 1, 2, 3 and eastern half of Blocks 4 and 5; Frary Heights Subdivision: Block 10 - Lots 1, 2, 3, 4, 47, 48, and Block 11 - Lots 1, 2, 3, 4, 45-48.

Wabash Mesa Historic District

Comprised of the subdivisions of Wabash Mesa Units No2 and 3; the Wabash Mesa potential historic district consists of approximately 82 parcels. Developed c.1963-1967, this district is potentially eligible under HRB Criteria A and C related to the theme of *Post-World War II Development in North Park: 1946-1970.*

Figure 12. Wabash Mesa Historic District.



St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District

Encompassing portions of the St. Louis Heights, Lynhurst, O'Nealls Terrace, and Wallace Heights Heights subdivisions, the potential historic district that bears their names consists of approximately 135 parcels[26]. Developed between c.1907 and c.1945, this district is potentially eligible under HRB Criteria A and C related to the themes of *Development of North Park: 1907-1929* and *Influence of the Great Depression & World War II in North Park: 1930-1945.*

Figure 13. St. Louis Heights/Lynhurst/O'Nealls Terrace/Wallace Heights Historic District.

[26] St. Louis Heights Subdivision: Block 2 & Eastern half of Block 1; Lynhurst Subdivision: Block 2; Wallace Heights Subdivision: Entire subdivision; O'Nealls Terrace: Eastern half of Block 1

6.0 RECOMMENDATIONS

The following are recommendations for the ongoing identification, evaluation and designation of historic resources within the North Park Community Plan Area. These recommendations are based upon standard preservation guidelines and practice as outlined by the National Park Service, the California Office of Historic Preservation, and the National Trust for Historic Preservation, and are consistent with relevant City of San Diego policies and the Historic Preservation Element of the General Plan.

Residential Court Multiple Property Listing

This survey identified a Residential Court Multiple Property Listing composed of thematically-related properties located throughout the North Park community plan area. HRG recommends that the residential courts identified in this survey be designated as part of a city-wide MPL of San Diego residential courts.

Properties with Social or Cultural Significance

Properties in this survey have been identified primarily as representative of significant patterns of development in North Park, or for their architectural merit (as an excellent example of a building type or architectural style). There may be additional properties within the North Park community plan area which possess historic significance for social or cultural reasons (such an association with an important person or event), which cannot always be established at the survey level. HRG recommends that City staff work with members of the community to identify and evaluate such properties for potential historic designation.

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APPENDIX A: Historic Context Statement

North Park
Community Plan Area

Historic Context Statement

Prepared by
Historic Resources Group

April 2011

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I. INTRODUCTION

The following is a historic context statement for the North Park Community Plan Area ("North Park"). The historic context narrative is organized into chronological periods of development. Within each period, significant themes are identified and discussed. Following the narrative, there is a section which identifies relevant property types and establishes registration requirements, including integrity thresholds. Finally, architectural styles represented in North Park are described and illustrated.

II. HISTORIC CONTEXT

A. SETTLEMENT OF SAN DIEGO AND ENVIRONS[1]

Native American Period

San Diego was a well populated area before the first Spanish explorers arrived. The original inhabitants of the San Diego area are now known as the San Dieguito people, whose origins may date to about 7,500 B.C. The Dieguenos were hunter/gatherers and built shelter in the upland valleys. Though most of the Dieguenos villages were inland, there were eight permanent settlements around San Diego itself, and a number of camp sites used for fishing.

Spanish Exploration and Settlement: 1542-1820

Juan Rodríguez Cabrillo was the first European to discover California by sea. He led the first European expedition to explore what is now the west coast of the United States, hoping to find the wealthy cities, known collectively as Cibola, believed to be somewhere on the Pacific coast beyond New Spain, as well as a route connecting the North Pacific to the North Atlantic. Cabrillo entered the bay of San Diego on September 28, 1542.

Sixty years later, Sebastian Vizcaino followed Cabrillo's path up the coast and renamed the places discovered and identified by Cabrillo. Vizcaino gave San Diego the name it bears today. He described San Diego in his journal as "a port which must be the best to be found in all the South Sea (the Pacific)...protected on all sides and having a good anchorage."[2]

No ship entered San Diego Bay for more than a century and a half. Not until Spain's absentee ownership of California, established by right of discovery, was challenged in the mid-eighteenth century, did settlement ensue. In 1768, the Mexico's Inspector General Jose de Galvez organized five expeditions to settle California. Don Gaspar de Portola, the newly appointed governor of Baja California, volunteered to lead the effort. On April 29, 1769, he sailed into San Diego Bay.

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[1] As there are no extant built resources from this period in North Park, themes and property types have not be defined for this section. The information here is provided as a foundation for understanding the subsequent chronological periods and their associated themes.

[2] Mills, James R. *San Diego: Where California Began*. https://www.sandiegohistory.org/books/wcb/wcb.htm. Accessed December 2009.

One of two land expeditions was led by Portolá and included Father Junipero Serra. They arrived on June 27, 1769 and headquartered near what is now the Old Town area, thereby choosing the site of San Diego.

On July 16, 1796, Father Serra, after a solemn mass, dedicated the first mission in California. In the same ceremony he dedicated the first Presidio, or military settlement, whose walls were to surround and protect the mission. Both were named San Diego, in honor of the saint for whom Vizcaino had named the port. Earthworks for defense and huts for shelter were soon built to create the first foothold of European civilization in California on Presidio Hill.

The mission failed to prosper because of a lack of tillable land near the Presidio. It was relocated in 1774 to its present site further up the valley. It soon boasted flourishing vineyards, orchards, and herds of cattle, horses, and sheep. In 1810, the Mexican war of independence from Spain began in central Mexico. As a result, California became a Mexican dependency instead of a province of Spain. This ushered California into a new era, with the influence of the mission system waning, replaced by a focus on secular agricultural settlement.

Mexican Period: 1821-1848

Mexico won its independence from Spain in 1821, thereby placing San Diego under Mexican rule. In San Diego several significant advancements occurred during the Mexican period, including the secularization of the missions, the development of the rancho system, the growth of the town outside the Presidio walls, and the granting of pueblo status. Settlers began to move down the hill from the Presidio to construct homes around 1824. This area became known as Old Town after the center of town shifted to present downtown San Diego. By 1829, San Diego was a collection of thirty houses.

The town of San Diego prospered in the 1830s. Port revenues increased as a result of the development of the hide trade. In 1834, San Diego began its period of civil, rather than military, rule. Also during this period, the California missions were secularized, and many families applied for land grants on former Mission lands. Soon private ranchos took the place of mission farm and grazing lands. Thirty-two land grants were made in San Diego County. The land grants were held without real title which would pose a problem when California was granted statehood. The population of the San Diego district began to grow once more. By 1845, there were approximately 350 Anglos, native-born and foreign, in the area of San Diego. There were approximately forty houses in the town.

On May 13, 1846, the United States declared war on Mexico and invaded from the east, reaching San Diego later that year. In November, Commodore Robert Stockton arrived to assure American control of the region and posted a garrison on the hill near the old Presidio, assigning the site the name of Fort Stockton.

American Period: 1848-1893

On February 2, 1848, the Treaty of Guadalupe Hidalgo was signed, ending the war between Mexico and the United States. California was admitted to the Union on September 9, 1850. By this time, population of San Diego was 650.

New arrivals in San Diego helped transform the Mexican community into a growing commercial center. The 1850s brought the first hope of a transcontinental railroad reaching the Pacific. The San Diego & Gila, Southern Pacific & Atlantic Railroad Company was organized by Old Town merchants to build a rail line from San Diego to Yuma. The outbreak of the Civil War ended any hope for a transcontinental railroad that would reach San Diego. As a result, the city continued to rely heavily on ships for transportation and communication.

New San Diego: Expansion of the City

Alonzo Erastus Horton, who would successfully elevate San Diego's status as a city, arrived from San Francisco in 1867. Although to that point, San Diegans placed little value on the harbor area, Horton acquired 800 acres of pueblo lands about two miles south of Old Town and adjacent to the bay of San Diego. This land became known as New San Diego. Horton added to his holdings with a 160-acre parcel of land known as the Horton's Addition. This area encompasses portions of downtown San Diego and the Uptown Community Planning Area.

Horton was a tireless promoter who envisioned the metropolis that San Diego could one day become. He orchestrated the creation of the current downtown by relocating official city and country records, the city's first bank, and primary newspaper into new headquarters. Old Town was thus supplanted by this new city center promoted by Horton. In 1873, Old Town's largest hotel and several other buildings were destroyed by fire and it never recovered its former prominence.

City Park: A Pivotal Amenity

In 1868, San Diego became the first city west of the Mississippi River to set aside land for an urban park. The *San Diego Union* wrote that in order to ameliorate health and morale problems in an industrializing, urbanizing era, "every considerable city in Europe and the United States...has its vast tract of land reserved and beautified as a park."[3] The City set aside 1,400 acres, or nine tracts of pueblo land, for protection as a public park. The land became known as City Park (now Balboa Park). Between 1872 and 1881, few improvements were made in City Park. The canyons and mesas were covered by dense chaparral and after winter rains the arid land bloomed in large patches of yellow, white and blue with the many small flowers of wild adenostema, sage brush, Spanish violets, shooting stars, mimulas and white popcorn.

Beginning in the early 1890s, San Diegans proposed projects for the large reserve, including funding for park beautification and a bond issue to create dams, lakes and boulevards. Civic leader Kate Sessions leased thirty-six acres in the northwest corner of City Park for a nursery,

[3] "Our Public Park," *San Diego Union*, November 4, 1869.

agreeing to plant one hundred trees each year in the park.[4] City Park advocates convinced the local citizenry that a large, well-designed public park could improve not only the health and spirits of all classes of city residents, but also could boost local tourism and economic growth. City Park champions prized a large park for providing quietude, chances to reflect, romance, vast views of distant scenery and close observation of colorful, native wildflowers.[5]

One of the park's essential benefactors was George Marston, who was interested in park development and urban planning. Ultimately, he made his greatest contributions to San Diego in these two areas. Marston led a group of citizens to keep City Park out of the hands of land speculators and developers. In 1902, Marston began to develop a plan with one of the United States' most prominent landscape designers, Samuel Parsons, Jr., many aspects of which were implemented between 1902 and 1910. In 1910, the park site was selected as the site of the 1915 Panama-California Exposition.[6] Marston served as chairman of the Building and Grounds Committee for the Exposition. This Exposition would ultimately transform the architecture of San Diego, and would dramatically increase the prominence and desirability of the neighborhoods immediately surrounding the park.

Development of First-Ring Suburbs & Infrastructure

The railroad connection that linked San Diego with the East via the Atlantic & Pacific and Atchison, Topeka & Santa Fe was completed in 1885. It was the coming of this railroad which initiated San Diego's real estate boom of the 1880s. The resulting national railroad rate war started the westward land rush. By 1887, San Diego's population had spiked to 40,000. The areas of Golden Hill, Uptown, Banker's Hill and Sherman Heights, located on hills immediately adjacent to downtown, were developed during this period. Golden Hill was one of the first exclusive residential districts with wide streets and large lots with deep setbacks. For a time it was the most highly improved area of San Diego.[7] These and other first-ring suburbs located on the periphery of downtown became San Diego's first streetcar suburbs.

In order to accommodate the growing population, the city required an improved public transportation system. In 1886, the city's first transit system was organized by the San Diego Street Car Company. Horse-drawn streetcars operated over a two-mile track on Broadway in downtown.[8] Other streetcar lines were created by land developers seeking to connect their real estate to downtown. In 1892, the San Diego Street Car Company was acquired by A.B. Spreckels, who incorporated the line as the San Diego Electric Railway Company. Along with

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[4] City of San Diego, "Balboa Park History: San Diego's Urban Jewel."

[5] Montes, Gregory E. "San Diego's City Park, 1868-1902: An Early Debate on Environment and Profit." *Journal of San Diego History*, vol. 23, no. 2, 1977.

[6] *San Diego Modernism Historic Context Statement*. Prepared by the City of San Diego Planning Department, October 17, 2007.

[7] The Golden Hill area first declined after 1915 when more distant areas became accessible by automobile. It declined again in the 1930s and 1940s when housing values dropped and left Golden Hill an ethnically-mixed area. Many of the Victorian-era houses have been restored. The area has survived boom and bust and become one of San Diego's most fashionable addresses.

[8] In 1892, the entire San Diego Street Car Company passed into the hands of A.B. Spreckels. This purchase included all the electric tracks and the older lines in the city. To operate his lines, Spreckels immediately incorporated the San Diego Electric Railway Company. All the lines were transformed into electric power later that year.

improvements in transportation, this period saw the creation of significant infrastructure, including the addition of public utilities -- gas, electricity, and telephone – as well as street paving, sewer systems, and the electrification of the streetcars.[9] The formation of public transportation and infrastructural systems was critical to the development of new suburbs surrounding downtown and City Park, including North Park.

Another important factor in the development of this area was the establishment of the San Diego State Normal School at El Cajon and Park Boulevards. Completed in 1890, the campus "served as the anchor of neighborhood development and land subdivision efforts in San Diego including the University Heights and Normal Heights subdivisions; both of which were developed as first-ring suburbs accessible from streetcar lines."[10]

This period also saw steady economic growth that resulted in land investment and speculation frenzy throughout the county that created thirty new real estate tracts by 1888. New tracts in North Park included University Heights, located roughly two miles outside of the downtown core and accessed by new streetcar lines running along Park Boulevard. Ultimately, North Park would be subdivided in a manner similar to those of the earlier communities of Uptown and Golden Hill.

B. EARLY SETTLEMENT OF NORTH PARK: 1893-1906[11]

Following the land boom of the early 1880s was an economic collapse in 1888. One of the earliest suburban communities to develop as San Diego recovered was North Park. Initially North Park developed as an agricultural community, with individual families settling in the area to cultivate the land. The introduction of water to the northeastern section of the city spurred the development of a small citrus industry in the years before the turn of the century. Water for farming was pumped up from the San Diego River in Mission Valley and ran down El Cajon Avenue[12] in an open wooden trough to be collected by the residents in barrels. A drought in 1905 halted agricultural development, and changed the character of North Park. Resources from this early period are rare and settlement patterns shifted following the drought when developers started subdividing large tracts of land for residential and commercial development.

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[9] *San Diego Modernism Historic Context Statement*.

[10] Becker, Wendy L. Tinsley. "San Diego Normal School / San Diego City Schools Historic Education Complex, State of California Department of Parks and Recreation 523 Forms." Urbana Preservation & Planning, December 2008.

[11] North Park is fortunate to have access to a substantial body of research about the community, as compiled in the Donald Covington book, *North Park: A San Diego Urban Village, 1896-1946*. This volume contains an exhaustive amount of primary research which has contributed substantially to an understanding of the role of North Park within the larger context of San Diego history. This research has been used extensively in the development of this historic context.

[12] What is now El Cajon Boulevard was referred to as El Cajon Avenue until 1937.

Theme: Early Settlement of North Park as an Agricultural Community

There are several families who settled in North Park during this period who would have a great impact on the area's development and built environment. The first of these was the Hartley family. James Monroe Hartley had a family homestead in Dehesa in the backcountry of San Diego County. In 1893, he purchased forty acres in Park Villas Addition at what was then the northeastern edge of the city.[13] With a background in farming, Hartley planted a lemon orchard and named it Hartley's North Park due to its location north of and adjacent to City Park. In 1896, the Hartleys moved to a six-room house at their lemon orchard in at University Avenue and 31st Street. Because there was only one main water line to the area, water had to be hauled in barrels to irrigate the orchard. Citrus production on a dry mesa was difficult at best. Eventually, Hartley's son George took over the management of the lemon grove, which included the production and distribution of citrus.

During this same decade, several other families established residences in North Park. These included the Stiles family, who came to North Park in 1895 and cultivated orchards near present-day University Avenue and 32nd Street.[14] Swiss immigrant Siegfried Michel purchased a home site on Alabama Street near University Avenue. August Storme, a naturalized citizen from Belgium, cultivated a citrus orchard on property near Polk and 30th streets. Jacob Lenz, a German photographer, moved to the northeast corner of 30th and Myrtle Streets in 1896 and operated an art studio in downtown San Diego. Amos Richardson established a citrus ranch; the Richardson house still stands at 3425 31st Street, adjacent to the southern boundary of the original Hartley lemon grove.[15] Two additional families arrived in 1899 and also planted citrus orchards: Thomas Works established his home and ranch near Adams Avenue and Idaho Street; John M. Highett came from Australia and purchased twenty acres in the vicinity of Landis and 32nd Streets on the eastern border of the Hartley property.[16]

By 1900, there were seven land owners and fifty-five residents between the City limits at Boundary Street on the east and Florida Canyon on the west, Adams Avenue on the north, and Switzer Canyon on the south, according to Federal Census records.[17]

A severe drought of 1903-1904 intensified the area's irrigation problems and decimated the citrus groves. James Hartley died in 1904 and the family decided to give up the orchard business. However, the family kept the land, which would later become the heart of North Park's commercial district. By 1905, most of the groves were gone and many of the other pioneer families had either moved on or found other sources of income. At the same time, the City continued to make improvements to the infrastructure in the area. These improvements, in conjunction with the decline of the citrus industry, resulted in the subdivision of the agricultural lands for residential development.

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[13] Covington, Donald. North Park: A San Diego Urban Village, 1896-1946. San Diego: North Park Community Association, 2007. (11) The tract was bordered by University Avenue on the north, Dwight Street on the south, 32nd Street on the east, and Ray Street on the west.

[14] Covington, North Park. (15)

[15] This building has been substantially altered.

[16] Covington, North Park. (16)

[17] Covington, North Park. (15)

C. DEVELOPMENT OF NORTH PARK: 1907-1929

The population of San Diego rose dramatically in the first decades of the twentieth century. The city saw an influx of primarily working and middle-class residents during this period, largely attributable to two events: the arrival of the United States Navy in San Diego, and the growth of tourism following the Panama-California Exposition. The growing presence of the Navy brought increasing numbers of military personnel and their families to San Diego. At the same time, San Diego experienced measurable increase in tourism. The 1915 Exposition brought nearly four million tourists to the city and extolled "the area's climate, agricultural and water-borne resources."[18] Many of the Exposition visitors returned to San Diego to live, work, invest and retire.

The development of North Park during this period was influenced by the completion of the streetcar lines, which ran along Adams Avenue, University Avenue, and 30th Street. As the population of San Diego doubled from 1910 to 1920 (from 39,500 to 75,000), most of the new growth occurred in this area east of downtown.[19] According to the *San Diego Union*, in 1924 North Park was considered the fastest growing district in San Diego.[20] Housing was constructed in the neighborhoods surrounding University Avenue and the Adams Avenue trolley line. Residential and commercial areas that were in tracts that had been subdivided previously began to be developed rapidly in order to accommodate the area's growing population. Civic and institutional development in North Park was also prevalent during this period, as it grew from an agricultural area into a suburban community, influenced first by the development of the streetcar system, and later by the prevalence of the automobile.

Theme: Early Residential Development in North Park

Streetcar Development

As a residential neighborhood, North Park was envisioned as a streetcar suburb. The electric streetcar was to provide convenient and affordable transportation between the city and new residential subdivisions, where the price of land was often less expensive than in the city center. Streetcar expansion in San Diego began in 1881 and made its way to present day North Park in 1890, and into the heart of the community by 1907.

The expansion of the streetcar had a tremendous impact on the development of North Park. Early real estate subdivisions closely followed the routes of the streetcar lines, and were generally located within short walking distance from the established routes. Although some homes were built directly along the trolley line, most were constructed a block away in exclusively residential areas.[21] The adjacent subdivisions perpetuated the street grid already established in older parts of

[18] Gensler. *North Park Historical Survey*. San Diego: City of San Diego Planning Department, March 2004. (4-2)

[19] O'Connor-Ruth, Anne V. "Mercantile to McDonald's: Commercial Strips in San Diego," *Journal of San Diego History*, Vol. 38, No. 3, 1992.

[20] Moomjian, Scott A. "Historical Assessment of the Joseph E. McFadden West End Residence." San Diego: City of San Diego, December 2006. (2)

[21] O'Connor-Ruth.

the city, which in turn influenced the subdivision of individual parcels. The streetcar lines also delineated zones for commercial and residential development, as the majority of commercial lots were located directly adjacent to the lines. The first subdivisions were platted along the streetcar lines and subsequent development paralleled the expansion of the streetcar lines.[22] An example is Hartley's North Park, which was developed and advertised for its proximity to the streetcar lines.

Opening Day of the Adams Avenue Line, 1907. Source: Journal of San Diego History.

Georgia Street Bridge, c. 1929. Source: San Diego Historical Society.

There were three early streetcar lines into North Park: *(See Figure 2)*

Adams Avenue – The Adams Avenue Line, completed in 1907, was the first electric streetcar in North Park. The stated purpose of the line was "to open up a new residential district to be known as Normal Heights."[23] The line ran along the northern edge of North Park extending eastward from Mission Cliff Gardens. An electrical substation and a trolley barn were constructed to accompany the Adams Avenue Line. The Adams Avenue Trolley Barn was constructed in 1913, and was located at 1924 Adams Avenue. The trolley barn stored trolley cars and housed a series of switches that controlled the trolleys entering and exiting Florida Street.[24] It was in operation until 1949 when the electric streetcar system was abandoned; it was demolished in 1979.[25]

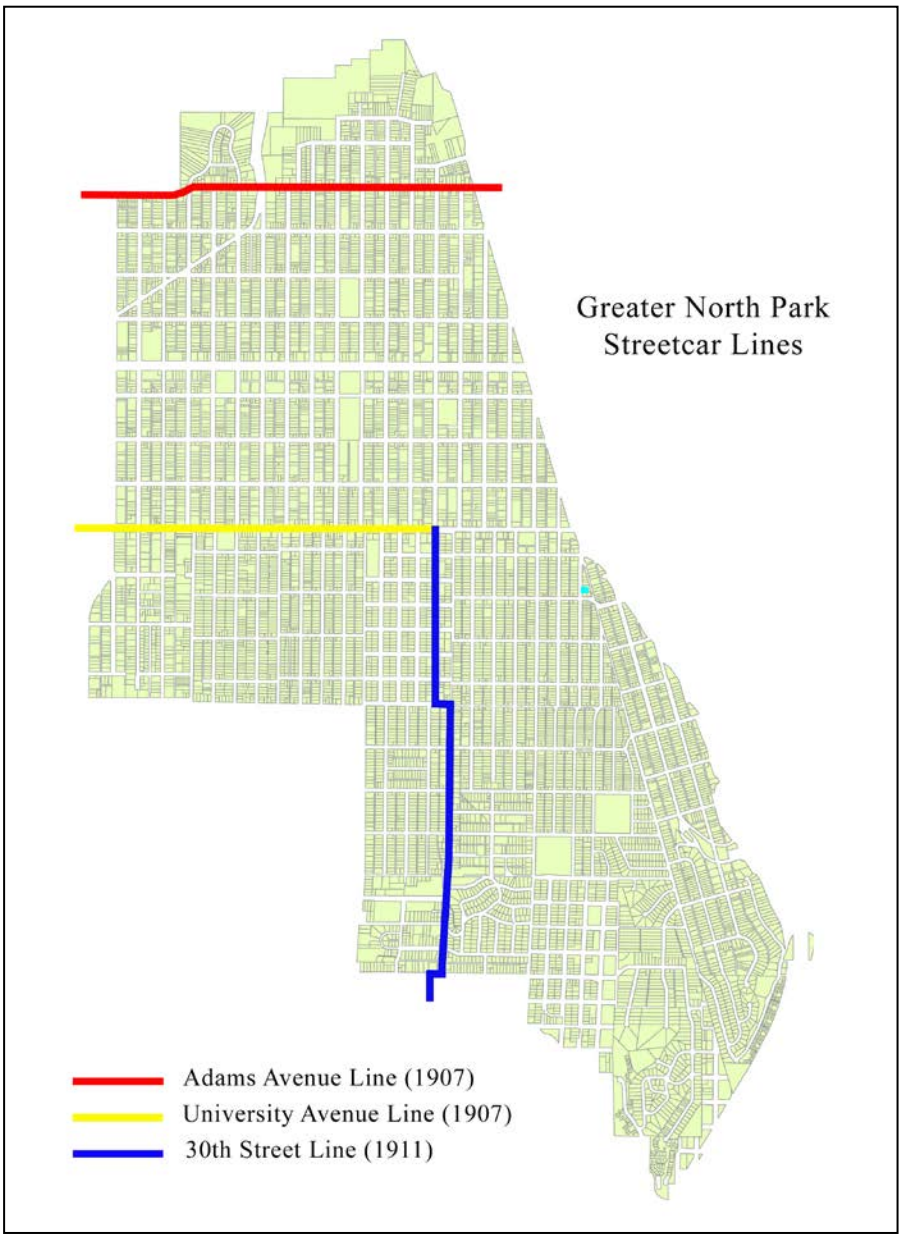
University Avenue – The University Avenue Line, begun in 1907 following the completion of the Georgia Street Bridge, extended eastward on University Avenue to 30th Street. This line went under the Georgia Street Bridge, a small wooden bridge that allowed street and pedestrian traffic to cross over the newly-excavated University Avenue Grade Separation Cut. The cut went through the ridge which paralleled the east side of Park Boulevard and allowed University Avenue to continue out to the communities of East San Diego, thereby opening-up a whole new area to development. The line was double-tracked in 1911 in response to the heavy demand generated by population growth. The expansion of the streetcar led to additional development in North Park. Due to increased traffic along the University Avenue corridor, the street was

[22] *North Park Historical Survey*, 2004. (4-3)
[23] Covington, North Park. (22)
[24] *North Park Historical Survey*, 2004. (4-4, 4-5)
[25] The site of the former trolley barn is now Old Trolley Barn Park.

widened in 1914 and the original Georgia Street Bridge was replaced with the existing concrete structure.[26]

30th Street – The 30th Street Line ran northward on 30th Street, terminating at University Avenue in North Park. The line initially terminated at Cedar Street in South Park in 1906 before being extended northward. The construction of a wooden trestle spanning Switzer Canyon enabled the line to extend north along 30th Street to Juniper Street in 1909 and to University Avenue in 1912.

Early Streetcar Lines in North Park.



[26] Today the Georgia Street Bridge serves as symbolic gateway between the communities of Uptown and North Park. It was listed in the National Register of Historic Places in 1999.

By 1922, it became clear that an increase in streetcar service would be necessary due to the strain placed on the system by the growth of the population and the subsequent rise of residential and commercial construction around 30th Street and University Avenue. In response, John D. Spreckles, President of the San Diego Electric Railway Company, announced a major project to rehabilitate all the streetcar lines in the city. Construction began in late 1922 and was completed at the corner of 30th Street and University Avenue in 1924. The University Avenue and 30th Street streetcar lines serviced North Park until all streetcars were removed from the city in 1949.

North Park Subdivisions and Tract Development

In many instances in North Park, residential development post-dates the original tract subdivision, often by a decade or more. The early subdivisions were largely completed on paper only, but were not developed. Most were put on the market late in 1887, when the San Diego real estate boom was at its height. The railroad had just been completed through the area and many expected to get high returns on their investment. However, the boom ended early in 1888 and subdivisions in San Diego's outlying districts were liabilities. Property values were not realized until after the turn of the century.[27]

Early in the twentieth century, the parcels along streetcar routes became valuable to real estate speculators, and these tracts were again purchased, subdivided and re-subdivided. Developers installed the subdivisions' infrastructure – water and sewer hook-ups, street lighting, shrubs, sidewalks, paving, street trees, etc. Several local real estate developers built several speculative houses on their tracts to boost sales. However, most developers were merely interested in selling lots, not homes. It was up to the individual property owner to contract either an architect or a craftsman/builder to design and construct a home. Largely middle-class households moved into North Park and built modest, small-scale residences that make up the bulk of the community's built environment.[28] *(For more information on North Park tracts and subdivisions, see Appendix C.)*

During this period, architectural preferences shifted from Victorian styles of the late nineteenth and early twentieth centuries to the Craftsman style which originated with the Arts and Crafts movement in England and the work of Greene and Greene in Southern California. The mild climate in San Diego perfectly accommodated the large entry porches and sleeping porches that were common in Craftsman designs, and the trend toward indoor-outdoor living spaces introduced by earlier adobe buildings gained in popularity. Pattern books and catalogues featuring "pre-fabricated" Craftsman bungalows made this style widely available and affordable. Examples of classic California Craftsman bungalows, both architect-designed and pattern-book, abound in San Diego's first ring subdivisions.[29]

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[27] "Times Gone By: A Taped Interview of Reminiscences with Rufus Choate," *Journal of San Diego History*, Vol. 11, No. 3, June 1965.

[28] Bevil, Alexander D. "David Owen Dryden: Craftsman Bungalow District, Statement of Significance," August 19, 1992.

[29] *San Diego Modernism Historic Context Statement*.

George Carr House, 3553 28th Street, 1915. Source: Journal of San Diego History.

The largest subdivision in North Park is University Heights. It takes its name from plans for the development of a university in the late nineteenth century that were never realized. In the mid-1880s the Methodist Reverend Chase suggested that a large tract of land be acquired for a university in San Diego, similar to plans that were being laid by another Methodist for the founding of the University of Southern California in Los Angeles.[30] The College Land Association was formed, which included several prominent developers in North Park – Douglas Gunn, C. C. Seaman, and Daniel Choate among them.[31] The shareholders owned 1,600 acres on the northern boundary of what was then known as City Park. They deeded a large portion of the land to the university, and sold the rest of the lots for residential development. The project was barely underway when the real estate market bust of 1888 hit San Diego and ended their plans. The name University Heights persisted, however, and the original university land ultimately was developed for residential and commercial uses beginning in the first decades of the twentieth century.

The Burlingame tract is a prominent example of neighborhood in North Park that retains its architectural and neighborhood character from its period of development.[32] The Burlingame tract was developed by prominent local realtors Joseph McFadden and George Buxton. The partnership between McFadden and Buxton lasted from approximately 1911 to 1913, during which time they developed several other tracts in North Park. The first lots of the Burlingame Tract were sold in 1912.[33] McFadden and Buxton promoted Burlingame as a "tract of character" and emphasized its sweeping views. The streets were contoured to follow the adjacent Switzer Canyon, and the sidewalks and curbs were tinted red. It features a highly intact collection of early twentieth century architecture, including Craftsman and Spanish Colonial Revival residences by prominent architects and builders of the period. The most notable architect to work in Burlingame was William Henry Wheeler, who worked for McFadden and Buxton as the supervisor of their firm's building and then architecture departments.

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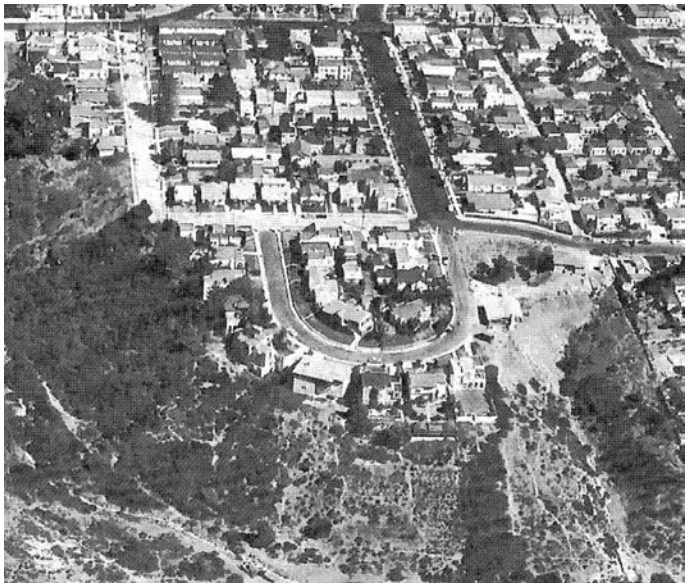
[30] "Times Gone By."

[31] Ledeboer, Suzanne. "San Diego's Normal Heights: The Growth of a Suburban Neighborhood, 1886-1926," *Journal of San Diego History*, Vol. 52, Nos. 1-2, 2006. (23)

[32] Burlingame was designated a local historic district in 2002.

[33] History of Burlingame derived from Covington, Donald. "Burlingame: The Tract of Character, 1912-1914," *Journal of San Diego History*, Vol. 39, No. 3, 1993.

The Kalmia Place tract is composed of a single U-shaped street overlooking the Balboa Park Golf Course to the west. The tract was originally subdivided in 1923 by planning commissioner and realtor Louis P. Delano. In contrast with other tracts of the period which simply defined rectangular lots and installed infrastructure, Kalmia Place was envisioned as a "highly individual community of artistic houses."[34] The tract had a comprehensive landscape plan, and its irregular street pattern created lots which took advantage of the natural topography and canyon views. While residences were developed individually by lot owners, Delano retained architectural supervisors to ensure a consistently high standard of design throughout the tract.



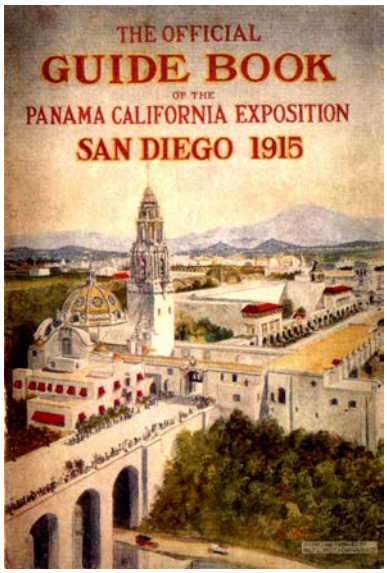
Aerial view the Kalmia Place Tract, 1957. Source: San Diego Historical Society.

Influence of the Panama-California Exposition

As the streetcar lines were connecting North Park to greater San Diego, the city was making plans for an exposition to take place in 1915. It was to be a celebration of the completion of the Panama Canal, but was in fact a national advertisement for the City of San Diego. The themes and activities of the exposition were intended to educate the public about the cultures of the Southwest. The town enthusiastically supported what was to be called the *Panama-California Exposition*, despite the fact that another exposition was being planned for the same time in San Francisco. San Diegans were aware that they could not compete with San Francisco in staging a "world's fair." For this reason, they characterized their endeavor as a regional exposition showcasing the history and culture of the Southwest and Southern California. The Panama-California Exposition opened January 1, 1915 and ran for two years. The Exposition attracted over 3.7 million visitors and would ultimately have a significant impact on not only the development of San Diego, but in city planning and the built environment throughout Southern California.[35]

[34] Covington, North Park. (119)
[35] *San Diego Modernism Historic Context Statement*. (23)

The Exposition was located in City Park, at the southwest border of the burgeoning North Park communities. A significant long-term benefit of the Exposition to North Park was the extensive new landscaping created for the event. A new roadway, called Park Boulevard, was created at this time to allow access to the attractions in the park.[36] The park was later renamed Balboa Park in honor of Spanish explorer Vasco Nunez de Balboa, believed to be the first European to cross the Isthmus of Panama and observe the Pacific Ocean. Inspired by this historical event, Exposition architect Bertram Goodhue chose an eclectic Spanish style for the buildings, setting it apart from the more formal European Renaissance and Neo-Classical styles popular at the time, which were being employed at the San Francisco World's Fair. Goodhue's architecture featured stylistic references to the Catholic missions and churches of Southern California and Mexico, as well as to grand palaces of Mexico, Spain, and Italy.



Panama-California Exposition Guide Book, 1915. Source: California State Library.

The success of the Exposition was largely attributed to its exotic architecture and beautifully landscaped gardens and park grounds. However, the Exposition had a practical, as well as a romantic, purpose. Beyond promoting a new architecture and the region's temperate climate, the Exposition illustrated the great opportunities to be found in this burgeoning western metropolis. In addition, San Diego had invested approximately $2 million in physical improvements in preparation for the Exposition -- buildings, landscaping, roadways, and infrastructure.[37]

The success of the Exposition helped to create one of the greatest local building booms in San Diego's history. Many visitors chose to relocate to San Diego during this period. Due to this steady stream of new residents, local realtors began to buy and subdivide numerous tracts of land neighboring the downtown area, particularly in North Park.

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[36] Donaldson, Milford Wayne, IS Architecture and RNP/Roesling Nakamura Architects. *Historical Greater Mid-City San Diego Preservation Strategy*. San Diego: City of San Diego, 1996. (9)

[37] *San Diego Modernism Historic Context Statement*. (23)

Influence of the Automobile

While streetcar use in the United States continued to be the predominant form of transportation into the 1920s, this period also saw a dramatic increase in individual automobile ownership. By 1926, there were an estimated 50,000 registered automobiles in San Diego County.[38] In the early twentieth century, automobiles and streetcars co-existed, often sharing the same rights-of-way. However, as cities continued to grow during the period between the First and Second World Wars, the automobile was adopted by increasing numbers of middle- to upper-middle class households, while streetcars primarily served the working class. By the 1940s streetcar ridership had declined substantially, as the automobile became more affordable and accessible the working class. In San Diego, as in most American cities, the end of World War II brought the demise of the streetcar as the primary mode of transportation.[39]

As early as 1908, the San Diego City Council determined that automobiles were becoming a problem on the city's roadways, and in that year passed San Diego's first traffic ordinance. This action took place only a year after the 30th Street streetcar line reached the southern border of North Park, and a full four years before the 30th Street line was connected to the existing line along University Avenue. As shared rights-of-way became increasing chaotic, the City's first traffic control signals were installed as a traffic calming measures in the increasingly crowded streets of downtown.

The rapid expansion of North Park and the increase in popularity of the automobile created a demand for better roads in the community, and roads were continually being improved and constructed throughout the North Park area between 1910 and 1940. One of the significant improvements to transportation in the neighborhood was a major renovation to the road that became known as Pershing Memorial Drive in 1923. This roadway, which runs through Balboa Park, was converted from a steep, narrow, and inefficient connection to downtown into a modern, twenty-five-foot wide boulevard that facilitated automobile travel to and from the community. This road, known as the "big grade," connected 18th Street downtown to North Park at 28th Street. The improvement project was spearheaded by a group of businessmen residing in North Park and was intended as a memorial to the San Diego servicemen who died in World War I.[40] As a result of this improvement, residential development of the areas northeast of Balboa Park was possible.[41] During the 1920s and 1930s both single- and multiple-family development occurred in this area, many in Mediterranean Revival styles popularized by the Exposition.

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[38] *San Diego Modernism Historic Context Statement*. (23)

[39] Ames, David L. and Linda Flint McClelland. *National Register Bulletin, Historic Residential Suburbs.* Washington D.C.: U.S. Department of the Interior, National Park Service, 2002.

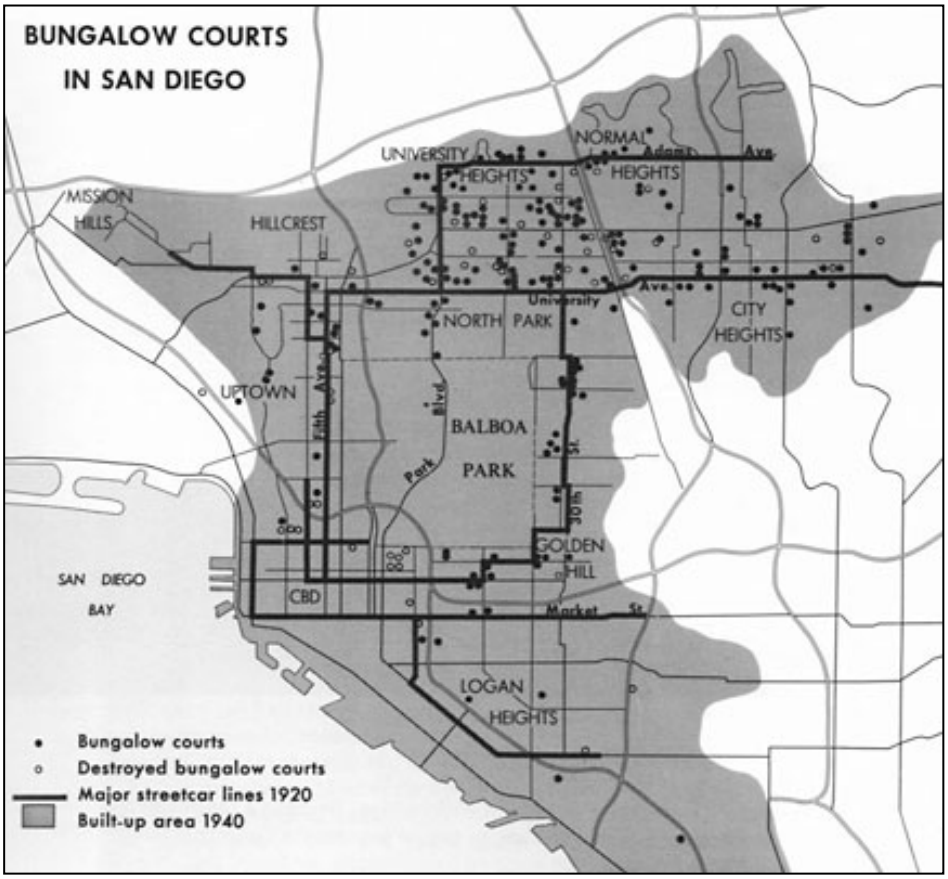
[40] Covington, North Park. (96-99)

[41] Perry, Joey. "Once Upon a Time in North Park: The Mediterranean Style and North Park Development." San Diego: North Park Historical Society, May 2000.

Theme: Early Multi-Family Residential Development in North Park

Bungalow Courts

As with single-family residential development of the same period, multi-family housing was clustered in areas easily accessible from local streetcar lines. In North Park, the most common form of multi-family housing in the early 20th century was the bungalow court. The bungalow court was a unique compromise for higher density housing, bringing together the amenities of privacy and open space usually reserved for single-family living with the convenience of an apartment.



Map of Bungalow Courts, 1986. Source: Journal of San Diego History.

Bungalow courts generally consist of a grouping of individual houses on one or two parcels, typically in a U- or L-shaped configuration around a central, landscaped courtyard bisected by a walkway. Accommodations for deliveries, and later automobile traffic, were usually restricted to the periphery, creating an urban garden setting that shielded residents from the bustling city and created a sense of community. Common spaces and shared facilities, such as laundry rooms and teahouses, suggest a utopian, communal philosophy. The first bungalow court is credited to architect Sylvanus Marston, whose St. Francis Court in Pasadena was built in 1909. The low cost of land, coupled with the relatively inexpensive construction expenses for the small

bungalows, made courts an attractive venture for small-scale developers, and the construction of bungalow courts quickly spread throughout Southern California.

4367 30th Street.

3009-3015 Suncrest Drive.

Outside of Los Angeles, more bungalow courts were constructed in San Diego than in any other city[42] (see Figure 8). In North Park, most bungalows courts were built between University and Adams avenues, and located along or very near the streetcar lines north of Balboa Park. Bungalow courts were not developed in geographic clusters. Rather, they were constructed as infill in neighborhoods primarily developed with single-family residences.

Park Boulevard Multi-Family Residential Development

Improvements in streetcar and automobile transportation led to the development of multi-family housing along both sides of Park Boulevard beginning in the 1920s, an area now known as "Park Boulevard Apartment Row."[43] This area was specifically targeted for higher-density development in order to maximize residential units within a limited space. These apartment buildings were among the first to accommodate the privately-owned automobile in multi-car garages located along the back alleyway. This innovation was significant as "the area's development as an apartment district was predicated on the opening of Park Boulevard as major automobile traffic corridor after World War I."[44] These apartment buildings were designed to be compatible in scale with the surrounding single-family neighborhoods. Earlier examples were designed in the Spanish Colonial Revival or Renaissance Revival styles, reflecting the influence of the 1915 Panama-California Exposition. One of the most prominent structures along Apartment Row is the Spanish-styled Embassy Hotel, at 3645 Park Boulevard, which originally opened in 1929 as "The Padre" hotel.

[42] Curtis, James R. and Larry Ford. "Bungalow Courts in San Diego: Monitoring a Sense of Place." *Journal of San Diego History*, Vol. 34, No. 2, 1988.

[43] Note that on the residences on the east side of Park Boulevard are located within the North Park Community Plan Area. Properties on the west side of Park Boulevard are in Uptown.

[44] "Park Boulevard Apartment Row, Statement of Significance."From *Historical Greater Mid-City San Diego Preservation Strategy*. (1)

Embassy Hotel.

Theme: Early Commercial Development in North Park

North Park's primary commercial thoroughfares are along University Avenue and El Cajon Boulevard. Each emerged with a different ambience, density, and architecture due to the influence of the predominant mode of transportation during their main period of development.

The streetcars lines provided four basic routes of travel along which both residential and commercial development first occurred. Important nodes of commercial development were located on University Avenue and 30th Street, and at Park Boulevard and Adams Avenue, as a result of the intersection of the streetcar lines. With the rise of private automobiles and the increased traffic along University Avenue, these commercial nodes were expanded, ultimately creating a linear commercial corridor.

El Cajon Avenue[45] became an important thoroughfare closely tied to the increasing automotive traffic that passed through North Park from communities to the east. [46] Many of the commercial businesses located on El Cajon were designed to accommodate the passing motorist. Unlike University Avenue, which developed with its primary focus on pedestrian activity, businesses on El Cajon Avenue catered to patrons arriving via automobile.

University Avenue and El Cajon Avenue are similar, however, in that they are both major commercial corridors, and not nodal commercial areas combined with residential development. This gives them a different character than other neighborhood commercial blocks in North Park.

University Avenue

Commercial clusters were established along two separate nodes of University Avenue.[47] The first, and most substantial, development occurred at the intersection of 30th Street and University Avenue, which was a transfer point of the streetcar lines. The second was established further east

[45] Today's El Cajon Boulevard was referred to as El Cajon Avenue until 1937.
[46] Ledeboer. (20)
[47] O'Connor-Ruth.

on University Avenue, at approximately the 4100 block.[48] This block is a smaller, "main street" type of commercial area which typically developed at the intersection of two trolley lines. Many service-related businesses opened here including attorneys, barbers, a dentist, insurance sales, a notary, a funeral parlor, a newspaper office, and, as always, real estate offices. Retail shops in this block included a hardware store, a grocery, a butcher shop, and a bakery.

University Avenue and 30th Street. Source: San Diego Historical Society.

The commercial center at 30th and University developed into the community's primary commercial core. Some of the earliest commercial buildings were built by real estate developers and promoters. In 1909, the Stevens & Hartley real estate firm constructed a one-story wood-frame structure, the first building to be erected at the northwest corner of 30th and University.[49] The Hartley and Stevens families were early residents of North Park and had citrus groves in the area. When the streetcar route was established at the edge of their holdings, they turned their attention to selling portions of their land for commercial and residential development.

In 1910, the population of North Park was still relatively small and commercial establishments at 30th and University primarily catered to the needs of local residents. This included the establishment of home-improvement retailers, grocery stores, pharmacies, and other neighborhood services. The first substantial commercial development at 30th and University began in 1912.[50] Stevens & Hartley built a three-story multi-use structure, and relocated their offices from downtown San Diego to North Park.[51] The building also housed a drug store, a barber shop, and apartments on the second and third floors. A strip of one-story storefronts was also built here in 1912, and housed two plumbing shops, a hardware store, and a furniture store.

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[48] O'Connor-Ruth.
[49] Covington, North Park. (67) The original Stevens-Hartley Building does not appear to be extant.
[50] Covington, North Park. (69)
[51] The building at this location has been substantially altered.

Soon the neighborhood boasted grocers, butchers, bakers, laundries, and two auto garages. In 1913 the North Park lumber yard was established near University Avenue and Ohio Street. It was renamed the Dixie Lumber and Supply Company in 1915, which had grown into a significant North Park business by the 1920s.[52]

Dixie Lumber & Supply Company building.

The Granada Building, c. 1922. Source: San Diego Historical Society.

Another major expansion of the commercial center at 30th and University began in 1921. An improvement in the economic conditions and an increase of population stimulated this growth, as many merchants saw potential for expansion of their businesses. By late 1922, there were approximately fifty businesses in the commercial center at 30th Street and University Avenue.[53] This period of expansion continued into the 1930s, at which point North Park's commercial center was second only to downtown San Diego.

Many resources from this period remain in North Park today. A prominent commercial building from this period is the Granada Building, located at the corner of University Avenue and Granada Street at 2875 University Avenue. It was constructed in 1921 and originally housed a plumbing shop on the ground floor and dentists and doctors on the second level. It has steel frame construction, which is exposed on the exterior of the ground floor as a decorative feature.

The North Park Furniture Company at 2877 and 2879 University Avenue was constructed in 1921 and expanded in 1923.[54] In 1926 the business was moved to 3829 Granada Avenue in a two-story brick and steel frame building.[55] The Swain & Poe Furniture Company opened in 1923 further down University Avenue.[56] In 1922, Jack Hartley expanded his commercial strip on the south side of University Avenue to include several grocery stores, a shoemaker, restaurant, poultry shop, billiard hall, and bakery. Piggly Wiggly, a chain store based in Memphis, Tennessee, brought the new concept of self service grocery shopping to North Park in 1922, opening a location on 30th Street. The Getz & Grant Realty office opened in 1922 a few doors

[52] Covington, North Park. (72)
[53] Covington, North Park. (106)
[54] The original North Park Furniture Store was substantially remodeled in 1935 to become the Pekin Café.
[55] Covington, North Park. (139) In 1948, the second floor of the North Park Furniture Store became Stern's Gym. In 1961, the ground floor of the North Park Furniture Store on Granada Avenue became the New Life Chinese Laundry. Both businesses are still housed in the building today.
[56] Covington, North Park. (100-101)

down from the Stevens & Hartley block on University Avenue. The Ramona Theater was the first neighborhood movie house in North Park, built in 1922 at 3012 University Avenue.[57]

The multi-use commercial structure, a precursor to the modern-day office building, was developed as a solution to the shortage of professional offices in North Park by 1926. A premier example of this type was the Nordberg Building, constructed in 1926 and located at 3043-3049 University Avenue.[58] The Nordberg Building housed offices and a second floor ballroom. The ballroom quickly became a significant community center, was used by business and citizens groups for meetings, celebrations, dances, and banquets.[59]

Many of the commercial structures along University Avenue were designed by renowned local architects, and are prominent examples of the architectural styles of the period. The First National Trust & Savings Bank was constructed in 1928 at University Avenue and 30th Street. Designed by Richard Requa, one of San Diego's leading architects, it was considered the most elegant building in the commercial district. It combined Spanish and Moorish architectural details with richly decorative features not commonly seen in North Park.[60]

The Newman Building, built in 1929 at University Avenue and Kansas Street, housed two large retail spaces. Designed in the Spanish Colonial Revival style, it features a series of arched windows with corner towers and a red tile roof. The Mudd Department store, North Park's first department store, and the Maw Music Company shared the building.[61]

Newman Building.

During this period many existing commercial buildings were remodeled and modernized. A popular form of modernization was organizing individual shops into one integrated unit with a cohesive architectural design.[62] This concept was applied to new buildings as well. An example is the six-unit Annex to the 1913 Stevens & Hartley Block, which was one of the earliest

[57] Covington, North Park. (104-108). The Ramona Theater has been substantially altered.
[58] The Nordberg building has been substantially altered.
[59] Covington, North Park. (147)
[60] The original First National Trust and Savings Bank does not appear to be extant.
[61] The building was sold to the Independent Order of Odd Fellows in 1932.
[62] Covington, North Park. (136)

integrated multi-unit shopping centers in North Park. It was completed in 1926, and designed in the Spanish Colonial Revival style with an arcade and a tower at each end.[63]

As automobile ownership increased following World War I, new businesses arrived in North Park in response to the needs of the motorist. In 1925, the Public Service Garage was erected at University Avenue and 28th Street. The garage shared space with other auto repair and maintenance services making it a one-stop-shop. Another garage of the all-purpose type was the North Park Garage at 3029 University Avenue purchased by Paul Hartley in 1927. The Miller Brothers Super Service, located at University Avenue and 32nd Street, was the largest and most advanced of all of the North Park service stations, offering cleaning, detail, and paint and body work in addition to gas and oil operations.[64]

The University Motor In Market at University Avenue and Arizona Street was the most innovative of North Park's 1920s retail centers, and a significant example of commercial architecture that developed in response to the automobile. Serving as North Park's first drive-in shopping center, the V-shaped building was placed at the rear of a corner parcel in order to accommodate a surface parking lot in front of the shops.[65]

In addition to substantial retail establishments, the neighborhood boasted amenities such as the North Park Theatre and North Park Golf Club, making 30th and University the first center of entertainment for the community in the early 1930s. The North Park Theatre opened in the Klicka Building at University Avenue and Kansas Street in 1929.[66] It was developed by local businessman Emil Klicka in association with William Fox's West Coast Theatres. The theater and building were designed by architects Charles and Edward Quayle in the Spanish Renaissance style with a prominent plaster frieze on the main façade. The theater exhibited vaudeville performances as well as the newly developed "talking pictures." It was designed specifically to project synchronized sound and motion pictures at a time when most theaters were still being designed to exhibit silent films.

North Park Theatre, c. 1930. Source: San Diego Historical Society.

[63] The Stevens & Hartley Block Annex does not appear to be extant.
[64] Covington, North Park. (151) None of these buildings appear to be extant.
[65] Covington, North Park. (137-138) The University Motor In Market has been substantially altered or is no longer extant.
[66] Covington, North Park. (161) The North Park Theatre sign is a designated local historic landmark.

El Cajon Avenue

A new type of commercial strip emerged as a result of the increasing popularity of the automobile. In the 1920s commercial centers began to move away from the streetcar routes, as developers were able to purchase cheaper land made newly accessible by automobile travel. The result was the development of new commercial corridors along automobile thoroughfares. In North Park, this shifted commercial development to El Cajon Avenue, just four blocks north of University Avenue.

El Cajon Avenue was originally a dirt road that served as the main wagon route connecting San Diego with the rural settlements east the city, and as late as 1910 there were only three businesses along the street. During this period, a movement began to link local roads and create intercontinental highways to ease automobile travel. In 1912, San Diego and Los Angeles compete for designation as the western terminus of an interstate highway connected to Yuma, Arizona. San Diego was proven the more direct route following a simultaneous race to Yuma that originated in each city, and as a result San Diego became the official western terminus of Interstate 80, which connected to the eastern end of El Cajon Avenue.[67]

By 1920, commercial development had increased along the route, and it now included two contractors, two grocers, a storage center, and two repair garages.[68] During this period, El Cajon Boulevard became the main highway between San Diego and El Centro, which is located approximately 120 miles to the east. As a result, it is became the best example of an auto-related commercial corridor in North Park, featuring numerous gas stations and restaurants that were developed to accommodate the traveling motorist.

Theme: Infrastructure Systems in North Park

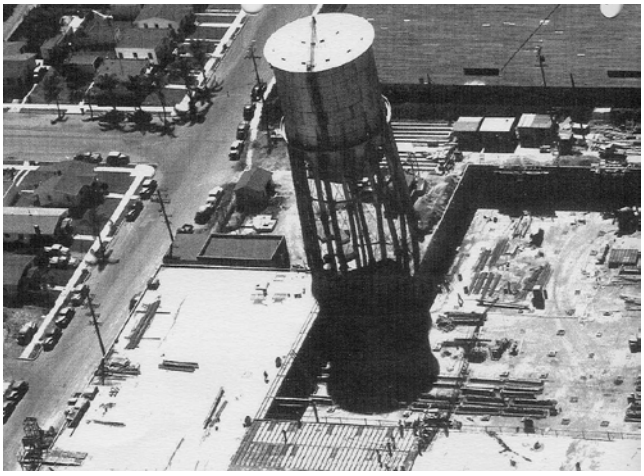
In order for North Park subdivisions to be successfully marketed to the public, real estate developers had to provide sufficient amenities to entice potential buyers to purchase lots and build homes or commercial properties in the area. In addition to transportation systems, basic amenities included access to potable water, gas or electric power, and provision for sanitation (sewer or septic system).

The arid mesa north of Balboa Park had been used for citrus farming at the turn of the twentieth century, with fewer than thirty families in residence. The existing water supply system, which had consisted of pumping water up from wells in Mission Valley to a small reservoir on El Cajon Boulevard, needed to be improved if the area was going to be able to support an increase in the population. A private water company, Southern California Mountain Water, began improvements in 1908, building a new dam (Barrett Dam) east of the city limits.[69] A filter plant and a reservoir were located at Chollas Heights; this facility was connected to another new plant (University Heights Reservoir) at Howard and Idaho Streets in North Park.[70] The University

[67] Covington, "Once Upon a Time in North Park."
[68] O'Connor-Ruth.
[69] Covington, North Park. (33)
[70] Covington, North Park. (33)

Heights Reservoir was a concrete structure with a capacity of nineteen million gallons that covered an entire city block. It is now the North Park community park.

Original wooden water mains were replaced with a new twenty-four inch iron main that was extended down University Avenue toward Hillcrest. The new water main supplied many of the neighborhoods of North Park and was intended to prepare the area for additional development. However, the new system did not supply enough water pressure, and in 1910 a water tank was added above the reservoir. This provided enough pressure to satisfy the needs of the residents until the population boom of the 1920s. A new reservoir and water tower were built beginning in 1923, which met the increased demand until the late 1940s. The reservoir and water treatment plant were removed in the 1950s, but the original tank remains at the intersection of Howard and Idaho Streets.[71] The water tower is 124 feet high and an important visual landmark in North Park.



Water Tower, 1924. Source: North Park Historical Society.

At the turn of the twentieth century, city planners were influenced by Progressive governmental and social policy. The subject of cleanliness as a cure for disease became one of the growing factors of infrastructure improvement at the time. In many cities, homeowners were no longer allowed to maintain onsite septic systems, which were not as reliable as municipally-owned waste systems and plants. North Park subdivisions benefitted from this thinking when the Switzer Canyon Trunk Sewer construction was funded by the City in 1911. Only the second trunk sewer system in the city, it ran south along the east side of City Park in Golden Hill, to Pershing Avenue and B Street, joining the system downtown.

In addition to transportation, water, and sewers, other amenities were gas light and electricity. In the 1920s, the growing population put a strain on the city's power sources. The San Diego Gas Company was founded in 1881 to serve eighty-nine people along a three-mile stretch, grew rapidly over the next several decades.[72] In 1905 it was sold to a Chicago company and

[71] Covington, North Park. (36)

[72] JRP Historical Consulting. "Historic Resources Inventory and Evaluation Report: Carlsbad Energy Project." July 2007. (10)

reincorporated as San Diego Consolidated Gas & Electric Company (SDCG&E).[73] The new owners quickly expanded their service and replaced outdated equipment. By the 1920s SDGC&E provided gas and electric service to all of San Diego, as well as the greater Southern California region from Mexico to Orange County. During this decade they embarked on another massive expansion, starting with the construction of a high-voltage transmission line from San Diego to San Juan Capistrano, where it tied in with the Southern California Edison Company distribution system.[74] This expansion was the beginning of the company's extensive network of transmission and distribution lines and substations.[75] To serve the growing needs of North Park, in 1927 SDCG&E built Substation F at 3169 El Cajon Boulevard.[76] The two-story Spanish Eclectic building was designed to be compatible with other Spanish Revival style buildings in the neighborhood.

San Diego Gas & Electric Co. Substation F.

Theme: Civic & Institutional Development

Civic and institutional development in North Park included localized branches of public services such as fire stations and post offices, as well as schools, churches, and headquarters for social and fraternal organizations. Buildings and other facilities devoted to public safety, education, recreation, religious practice, and social affinity were an important part of the built environment.

Civic Improvements

The Playground Movement advocated the progressive concept that the urban community was responsible for the physical health and moral development of its youth. The movement started on the east coast in the 1880s, and was prevalent on the west coast in the first decade of the twentieth century. San Diego was actively building playgrounds in the first decades of the twentieth century, and the Normal School offered training courses for playground supervisors.[77]

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[73] In 1941 the company was reorganized and renamed the San Diego Gas & Electric Company (SDG&E), which is the name it retains today.

[74] "Carlsbad Energy Project." (11)

[75] Dyke, Bill. "Seventy-Five Years of Light," *San Diego Historical Society Quarterly*, Vol. 2, No. 3, July 1956.

[76] Covington, North Park. (142)

[77] Ward, Daniel. "The Playground Movement." Thesis submitted in candidacy for the Degree of Master of Arts, State Teachers College of Colorado, July 1914. (8)

The first major suburban recreation center to be completed in San Diego as part of the Playground Movement was located in North Park. Located on a two-block area between Lincoln and Howard Avenues, and Oregon and Idaho Streets just below University Heights Reservoir, the University Heights Public Playground (now the North Park Recreation Center & Community Park) was completed in 1914. In 1924, tennis courts were added that were also used for community dances.

U.S. Post Office, North Park Branch.

During the first two decades of the twentieth century, other significant civic improvements in North Park included a fire station and post office. Mary Jane Hartley donated land facing University Avenue near Ray Street in the Hartley's North Park subdivision for a fire station in response to a petition circulated by residents expressing concern about fire protection in the community.[78] As a result, Fire Station #14 was moved to the land donated by Hartley. The structure was originally constructed for the Panama-California Exposition, but was relocated to 3035 University Avenue in 1917 after the Exposition closed.[79] The Spanish Colonial Revival structure with its prominent campanile not only provided the community with increased fire protection, but became an important civic structure and community landmark. The fire station was relocated in 1943 to 32nd Street and the original structure was replaced in 1992.[80]

In 1927, North Park received its own full service branch post office at 3830 Ray Street.[81] Prior to 1927, delivery of mail to the area came directly from the downtown post office and stamps could only be purchased at local drugstores. In 1951 the post office moved to a new building at 3791 Grim Avenue where it is still located today.

Schools and Religious Institutions

Several schools were constructed in North Park in the early twentieth century. The first was the 1910 Park Villas Elementary School, a single schoolroom in a small bungalow located in the Park Villas Addition on Idaho Street.[82] In 1912, the Board of Education purchased an entire

[78] Covington, North Park. (75)
[79] San Diego Fire-Rescue Department. "About SDFD, Fire Station 14."
[80] "About SDFD."
[81] Covington, North Park. (142)
[82] Covington, North Park. (79)

block in the West End tract directly across the street from the Park Villas Elementary School for a new elementary school. The new school, opened in 1913, was named Jefferson Elementary and was designed in the popular Spanish Colonial Revival style. The school expanded once in 1921 and again in 1929.[83]

Saint Augustine School, 1923. Source: San Diego Historical Society.

In 1923, the Catholic Church opened the Saint Augustine School, a boys' high school, in the newly developed Carmel Heights tract at 3266 Nutmeg Street.[84] The San Diego architectural firm of Mead & Requa was hired to design the school complex in the Mission Revival style. Although the campus has been expanded and modified over time to allow for increased enrollment, remaining structures from 1923 include Austin and Vasey Halls.

During this same period, the Mediterranean Revival-style Academy of Our Lady of Peace School for Girls was established on property that was originally part of the Vandruff Estate. Located at 4860 Oregon Street, the campus includes several original estate buildings, including two residences and a shop/observatory building,[85] as well as additional buildings constructed for the school in the 1920s, including a main building/auditorium; recreation building; St. Margaret's Dormitory; and a chapel.[86]

A number of religious institutions embarked on construction projects in North Park during this period. Particularly during the 1920s, increases in population and economic prosperity in the community spurred many religious institutions to construct new facilities, often designed by prominent architects of the period. Prior to this period, North Park residents often had to travel to downtown San Diego to attend church services.[87] Between 1922 and 1924 five congregations

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[83] Jefferson Elementary School is extant, but the original buildings have either been replaced or significantly altered.
[84] Covington, North Park. (132)
[85] One residence became the Administration Building; the other residence became the dormitory; and the shop/observatory building became the Art/Science Building.
[86] Sanborn Insurance Maps.
[87] Campbell, Joan. "Once Upon a Time in North Park: 75th Anniversary of Saint Patrick's Church." North Park Historical Society, August 1996.

built new facilities in North Park.[88] The establishment of North Park's Trinity Methodist Church dates to the Panama-California Exposition. Reverend Walter Grant Smith wanted to settle permanently in San Diego following the Exposition, and saw the growing community around Upas and 30th Streets as an opportunity for a new congregation. The original church structure at Grim and Thorn Streets quickly proved inadequate, and in 1922 plans were made for the construction of a large new church at 3030 Thorn Street. The architect E. Tuttle designed the new structure, which was dedicated in 1924, and remains the home of the Trinity United Methodist Church today.

In 1922 St. Patrick's Catholic Church constructed a temporary parish hall at 3620 Ray Street. This was followed by a permanent replacement at 3585 30th Street, which was completed in 1929.[89] The church was the first major project by architect Frank Hope Jr. It was designed in the Renaissance Revival style and features a prominent rose window. The building remains the home of St. Patrick's Church today.

Plymouth Congregational Church was established in North Park in 1908. At first the congregation met in the home of one of the members, and in 1912 a small church was constructed on 28th Street near Wightman. The congregation continued to grow, and in 1922 George Marston donated several lots on University Avenue for the construction of a new church.[90] In 1924, the Plymouth Congregational Church at the corner of University and Pershing Avenues was completed.[91] The complex was designed by architect William H. Wheeler and included a parish house, meeting rooms, and an auditorium. The meeting rooms and auditorium were available to local organizations, and a large space was reserved for the first branch library in North Park.[92]

St. Luke's Chapel.

St. Patrick's Church.

[88] Covington, North Park. (123)

[89] "Once Upon a Time in North Park: 75th Anniversary of Saint Patrick's Church."

[90] Campbell, Joan. "Once Upon a Time in North Park: Plymouth Church." North Park Historical Society, January 2000.

[91] In 1960 the congregation voted to tear down the 1924 church and build a new structure, which is what stands today at 2717 University Avenue.

[92] Covington, North Park. (123)

The North Park Baptist Church dedicated new facilities in 1924 at University Avenue and 32nd Street.[93] Architect Erwin T. Banning designed the complex in an elaborate Mediterranean Baroque style. This structure burned down in 1930, and a new church was built the following year at Bancroft Street and North Park Way. The new facility was designed by architect J.S. Groves in the Streamline Moderne style and constructed of reinforced concrete. It still stands at 3810 Bancroft Street.

In 1923, Reverend Walter Grant Smith formed St. Luke's Episcopal Church as an outpost for All Saints' Episcopal Church in downtown San Diego.[94] The North Park congregation did not have a permanent home until 1924, when All Saints' Episcopal Church downtown built a new facility, and their original 1897 Mission Revival chapel designed by Hebbard and Gill was relocated to the corner of Gunn and 30th Streets for St. Luke's use. Architectural designer John Love reconstructed the Mission Revival chapel, which still stands at 3729 30th Street.[95]

Fraternal and Social Organizations

In 1922 the North Park Business Club was established by Paul and Jack Hartley, with Jack serving as the first president. The purpose of the club was not only to improve and develop the growing business district, but to organize community events and foster a sense of civic pride. Another community association, the North Park Lions Club, was formed in 1926, and also named Jack Hartley as the first president.[96] The North Park Lions Club was a service-oriented organization that addressed issues for the betterment of the community. They met in several locations including the Nordberg Building, the Plymouth Center, and the Park Villas Congregational Church. [97] North Park also had a chapter of the Independent Order of Odd Fellows, an organization with a mission of providing aid to those in need. In 1932 the Independent Order of Odd Fellows purchased the Newman Building at 2906 University Avenue and converted the department store into their lodge facility.

D. INFLUENCE OF THE GREAT DEPRESSION & WORLD WAR II IN NORTH PARK: 1930-1945

In the 1920s, North Park was one of the fastest growing residential and commercial centers in San Diego. Like other communities that experienced rapid growth in the 1920s, development in North Park was substantially and immediately impacted at the outset of the Great Depression. Construction would remain slow through the 1930s and into the early 1940s. However, government economic stimulus programs resulted in a number of infrastructure projects, civic improvements, and homebuilding initiatives during this period. In addition, the 1935 California Pacific International Exposition further assisted with economic recovery in North Park. The Exposition was meant to showcase a brighter future in the midst of the Depression, and displayed

[93] Covington, North Park. (125)
[94] Covington, North Park. (130)
[95] Covington, North Park. (123-130)
[96] Covington, North Park. (145)
[97] Covington, North Park. (145) In 1949 the North Park Lions Club constructed their own facility at 3927 Utah Street, funded by member donations.

among its exhibits options for minimalist, low-cost housing which would become the standard for development in San Diego from the Depression through World War II.[98]

Theme: Residential Development in North Park

Impacts of the Great Depression

The Great Depression had an immediate impact on residential development in North Park. Only fourteen building permits were issued in the first quarter of 1930, compared with thirty-six in the first quarter of 1929.[99] Real estate sales continued to decrease and new development largely ceased through the mid-1930s. In the third quarter of 1934, only four residences and one small commercial building were constructed.[100]

The dramatic decline in construction activity created a surplus in materials and skilled labor, resulting in a reduction in building costs. A new home could be built for just two-thirds the cost before the Depression, and existing homes were also offered at a greatly reduced price. Reduced prices did mean opportunity for some developers during this period. For example, in 1931 prominent local real estate developer Martin J. Healy sold his own house at 2711 28th Street in order to raise the necessary capital to embark on another building project.[101]

One of the few local construction companies able to survive the Depression was the Dennstedt Company. The Dennstedt brothers (Albert, Chester and Edward) came to San Diego from Davenport, Iowa in 1926 following a report about the booming local economy in the *San Diego Union-Tribune*. Their first office was 2861 University Avenue, and by 1930, they had built twenty houses in North Park.[102] In 1930 the *San Diego Union-Tribune* highlighted the company's success:

> *Practical assurance that 1930 will be a home building year is offered by the Dennstedt company which continues to announce the beginning of the construction of new homes…The success of the company is said to be due to its insistence on friendly personal service and the fact that the brothers are actively engaged in its work, devoting their full time to the business.*[103]

Due to their personal productivity, the Dennstedt Company foresaw the signs of economic recovery that would begin in the mid-1930s. At this time, the government-funded stimulus programs began to have a positive impact on the economy. In 1934, Congress passed the National Housing Act in order to relieve unemployment and stimulate the release of private credit for home repairs and construction.[104] The National Housing Act was meant to encourage

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[98] *San Diego Modernism Historic Context Statement*.
[99] Covington, North Park. (173)
[100] Covington, North Park. (173)
[101] Covington, North Park. (178)
[102] Covington, North Park. (173)
[103] Covington, North Park. (174-175)
[104] United States Department of Housing and Urban Development. "HUD Historical Background."

home ownership by making residential mortgages more affordable. The Federal Housing Administration was created to administer the program, which offered long-term loans with regular monthly payments in order to reduce the size of loan. The residents and merchants of North Park joined together to form a committee in support of the establishing the National Housing Act in their community thereby connecting this major government initiative directly to the stimulation of housing construction in North Park.

California Pacific International Exposition Guide Book, 1935. Source: California State Library.

California Pacific International Exposition

The California Pacific International Exposition of 1935 was touted by organizers as a way for the city to emerge from the economic downturn caused by the Depression. The Exposition would provide an influx of tourism dollars into the local economy, and would help create jobs. The Exposition was held in Balboa Park and reused many of the buildings from the 1915 Exposition. There was mature landscaping and ample space to build a new section in the park's Palisades area. San Diego architect Richard Requa was the Director of Architecture for the Exposition. Requa integrated the refurbished Spanish-style buildings of the 1915 Exposition with structures that were quickly constructed in the Palisades area of Balboa Park. Building styles ranged from American Southwest Pueblo to Central American Mayan and Aztec to Industrial Modern.[105]

Although not as successful or widely influential as the 1915 Panama-California Exposition, the 1935 Exposition influenced residential development in San Diego. The combination of architectural styles found in the 1935 Exposition buildings in Balboa Park represented a period of transition in the architectural styles in San Diego. The exposition marked a shift from the romanticized Spanish Revival buildings which still graced the grounds of Balboa Park and surrounding communities, to the Art Deco and Moderne buildings along the Plaza de America.

Economic Recovery

By the spring of 1935 signs of a turn-around in the local real estate market were evident. North Park was leading all other San Diego communities in new residential construction, with one

[105] Booth, Larry and Jane Booth. "Do You Want an Exposition? San Diego's 1935 Fair in Photographs," *Journal of San Diego History*, Vol. 31, No. 4, 1985.

hundred thirty-six new residences underway by the end of the year.[106] This revival in home building can be attributed to the economic stimulus of the National Housing Act, as well as the impact of years of little or no construction in the early 1930s which created an extreme housing shortage.[107] By the end of the 1930s, local real estate activity reflected a renewed confidence in the economy. Construction continued throughout various North Park tracts.

One North Park business that benefitted greatly from the recovery of the real estate market was the Klicka Lumber Company. As demand for building materials returned, George Klicka embarked upon a new venture of "pre-fab" or "kit" houses. Like many builders and developers around the country, Klicka realized that by simplifying the construction techniques and architectural styles prevalent during the 1920s, the cost of building a new house could be reduced substantially. Patented as the Klicka *Studio Bungalo*, this kit house consisted of plasterless wood frame-and-panel construction. It was first introduced at the California Pacific International Exposition in Balboa Park in 1936. The Klicka house kit house was approved by the Federal Housing Administration, making the *Studio Bungalo* eligible for guaranteed low-cost loans and thereby ensuring its tremendous proliferation. An example of the Klicka kit house is the five-unit bungalow court located at 3988 Kansas Street.

The result of these efforts to stimulate the home construction industry resulted in entire neighborhoods of small bungalows with few individual features.[108] The more elaborate Spanish Colonial Revival house gave way to the simplified "California Colonials" which got their name from the combination of modern details (such as simple rooflines, fewer decorative details, and the absence of porches) with stucco and wood cladding. [109] Both the Dennstadt Company and Klicka Lumber Company were highly successful at building these new style tract homes in the post-Depression period. Between 1936 and 1941, 1,125 minimal houses were constructed in San Diego County, 100 of which were built in North Park.[110]

World War II

The United States' entrance into World War II effectively ended the Great Depression in California and boosted the regional economy. California received almost 12% of the government war contracts and produced 17% of all war supplies.[111] California also acquired more military installations than any other state by a wide margin, and military bases were opened throughout the state. Aircraft, shipbuilding, and numerous other industries were booming due to the war effort, and unemployment was virtually eliminated.

This was particularly true in San Diego, which received thirty-five percent of California's aircraft contracts and had the highest per capita share of war contracts in the state.[112] The U.S. Navy already had a significant presence in the city. By this time San Diego claimed the Navy's

[106] Covington, North Park. (193)
[107] Covington, North Park. (193)
[108] Covington, North Park. (215)
[109] Covington, North Park. (199)
[110] North Park Historical Society, "Once Upon a Time in North Park" brochure, nd.
[111] California State Military Department. "California Military History: California and the Second World War."
[112] *San Diego Modernism Historic Context Statement*. (31)

largest air base and the city's harbor housed the repair and operations base for many of the Navy's major aircraft carriers. U.S. Army and Marine Corps camps sprang up throughout the county to train the large numbers of incoming soldiers.

In addition, San Diego was home to substantial manufacturing operations. In particular, Consolidated Aircraft received one of its largest and most important contracts from the Navy during this period. By 1941 the company boasted 25,000 workers on its payroll, making the aircraft industry as significant a part of San Diego's economy as the military.[113] Advertisements nationwide brought thousands of workers into the city to staff the defense plants. The influx of civilian and military personnel caused the San Diego's population to soar. By the summer of 1941, the population had increased from 203,000 to more than 300,000, surpassing in little more than a year the projected growth for the next two decades.[114]

Like other large cities with military or manufacturing facilities now devoted to the defense industry, San Diego's population growth far outpaced its ability to provide sufficient services for the many thousands of war industry workers. The Federal government soon realized the tremendous strain that such massive and sudden increases in population were having on municipal transportation systems, local schools, and housing. In response to the need for housing in particular, the government turned to the Federal Housing Administration.

The Federal Housing Administration (FHA) was created under the National Housing Act of 1934. The FHA was established to help reignite the construction of single family homes by creating mortgage terms that were conducive to the average American family. The agency also regulated interest rates which had risen dramatically in the aftermath of the stock market crash. While the FHA first rose to prominence due to these financial incentives, it would largely influence the design and planning of single-family residential development for the next two decades.

In particular, FHA guidelines promoted a 624-square-foot dwelling type termed the basic plan or *minimum house*. The minimum house was a modest, low-cost single-family dwelling developed on the principles of efficient construction methods, economic use of materials, and practical arrangement of interior spaces:

> *To satisfy functional and spatial requirements, FHA design staff organized the house in a side-by-side arrangement. A small hall served as the pivot for this plan type. The private spaces, two bedrooms and a bath, opened off the hall. Opposite this was a public zone with living room and kitchen. These contained a major and minor entry respectively…The kitchens were small, planned for efficiency, and stocked with up-to-date appliances. A utility room with an integrated mechanical system replaced the basement heating plant and coal storage.*[115]

[113] *San Diego Modernism Historic Context Statement*. (31)
[114] Eddy, Lucinda. "War Comes to San Diego," *Journal of San Diego History*, Vol. 39, No. 1-2, 1993.
[115] Hise, Greg. Magnetic Los Angeles. Baltimore: The Johns Hopkins University Press, 1997. (68-69)

In addition to expanding existing programs, the FHA established new initiatives specifically directed at assisting military personnel and defense workers. During the 1940s, FHA programs helped finance military housing and homes needed for returning veterans. In 1944, the Servicemen's Readjustment Act, more commonly known as the GI Bill, created programs which helped military families attain the dream of home ownership. However, many of the Federal programs first established in the 1930s and 1940s would not have a substantial impact on the built environment until after the conclusion of the War.

2204 33rd Street.

4366-4378 Illinois Street.

Like other communities, North Park felt the impact of the city's intense growth during World War II. In response, unimproved lots in established subdivisions were largely infilled with modest single-family residences and residential courts inspired by FHA minimum house designs. In contrast to earlier bungalow courts, residential courts of the 1930s and 1940s were more often composed of single-story L- or U-shaped buildings, rather than detached "bungalows," and were quite restrained in their detailing. While large-scale tract development began to appear elsewhere during this period, these kinds of comprehensive planned communities did not occur in North Park.

Theme: Commercial Development in North Park

North Park's commercial corridors were transformed during this period, largely due to two factors: the Great Depression, and the shift from streetcars to automobiles as the primary form of transportation. The economic depression had a devastating impact on established commercial thoroughfares such as University Avenue, as many business ventures failed.[116] As the economy slowly began to rebound in the late 1930s, new businesses occupied existing storefronts, often renovating their facades with more contemporary details. At the same time, increased reliance on the automobile and local road improvements led the development of new building forms, as well as new business which catered to motorists. [117] This was particularly true along El Cajon Boulevard, where the number of businesses more than doubled between 1930 and 1940.[118]

[116] Covington, North Park. (173, 181)

[117] Local road improvements included the 1941 opening of San Diego's first freeway, Highway 395 (later renumbered 163).

[118] Covington, North Park. (184)

West Coast Paint & Body.

Skelley's Garage.

By 1937, what was then called El Cajon Avenue was in need of substantial improvement. Recognized as an important entrance to San Diego from the east, the roadway was widened by one hundred feet, partially repaved, and lined with trees. At this time, the name was changed from El Cajon Avenue to El Cajon Boulevard, to reflect its new size and status.[119] Upon completion of these improvements, automobile travel along El Cajon Boulevard increased dramatically. In response to this rise in vehicular traffic, new businesses that catered specifically to the needs of the motorist opened along this and other routes, including service stations and garages. Two service stations from this period remain in North Park, at 3036 and 3040 Upas Street.

El Cajon Boulevard also featured several automobile camps, roadside facilities that sprang up to accommodate tourists. In 1938, a large billboard was erected at the intersection of 30th Street and El Cajon Boulevard to welcome visitors. Commercial development continued to expand along the El Cajon Boulevard through the 1940s, providing North Park with a new commercial district.

Along University Avenue, new commercial properties were constructed and existing storefronts were renovated, as this area began to shift from a neighborhood retail area to a regional shopping district. Auto-related businesses – gas stations, car lots, and auto parts stores – start to appear alongside new and existing grocery stores, meat markets, pharmacies, and clothing shops.

In 1937 a two-story Streamline Moderne commercial building was constructed at 2835 University Avenue. Situated prominently on the corner of University Avenue and Utah Street, it housed a grocery store on the first floor and apartments above.[120] It has operated as Glenn's Market since the early 1960s, making it the longest continuously-operational grocery store in North Park.[121]

That same year, the 3800 block of Ray Street was converted from residential to mixed-use residential and commercial. Three mixed-use projects were built within a year. The first was completed at 3823-3827 Ray Street for plumbing contractor Juda Howell. The ground floor was

[119] Covington, North Park. (224-225)
[120] Covington, North Park. (222)
[121] North Park Historical Society. "North Park Historical Business District Walking Tour," n.d. (8)

the plumbing shop while the upper floor had an apartment and lease space that was occupied by the North Park branch of the San Diego Library. The second project was completed at 3809-3815 Ray Street for attorney Ovid E. Mark. Constructed in an Art Deco style, offices were on the ground floor and apartments were added on the second floor two years later. The third project was a duplex building at 3820-3824 Ray Street built in 1938 for George B. Wittman, a grocer, whose market was originally located two doors down at 3804 Ray Street.[122] All three projects still stand and continue to be used for residential and commercial purposes.

In 1938, the commercial buildings along the 3000 block of University Avenue, known as the Hartley Block, were substantially remodeled during an early redevelopment project managed by local real estate developer Fred Mitchell.[123] Mitchell wanted to change the local focus of the commercial district and make it a more regional shopping center to take advantage of pedestrian and automobile traffic along University Avenue. Architectural elements were altered during this period to change the appearance from individual storefronts into unified structures with a continuous façade of display windows and recessed storefronts.[124]

J.C. Penney Building.

This period of rapid change along North Park's commercial corridors coincided with the popularity of neon signage. The sign at the Pekin Café is one of the best examples of neon signage remaining in North Park. Established in 1935 in the former North Park Furniture Company building at 2877 University Avenue, the Pekin Café is one of the oldest continuously operating restaurants in North Park.

In the early 1940s, new construction on University Avenue helped to solidify earlier efforts to create a regional commercial center in this area. The most significant new commercial building from this period was the 1942 J.C. Penney Store, located at 3029 University Avenue. J.C. Penney was one of the few retailers that continued to construct new stores during World War II.

[122] Covington, North Park. (221-222)
[123] Covington, North Park. (223)
[124] Covington, North Park. (224)

The original North Park Garage was demolished to make way for this new Late Moderne-style retail store, which remains a prominent visual presence along University Avenue.

Theme: Civic & Institutional Development

Civic and institutional development in North Park continued during this period, but did so at a much slower pace. Notable improvements included substantial upgrades to park and recreational facilities, particularly in the northeast section of Balboa Park.

Civic Improvements

In 1931, as a way to provide unemployment relief, the City proposed a municipal golf course for Balboa Park. A nine-hole course was designed by notable golf architect William Bell. It was designed so it could be expanded to eighteen holes in the future. The course was set in the east side of the park at 28th Street. At the same time, Pershing Drive, which goes around Balboa Park, was widened from thirty to fifty feet to accommodate the increased traffic from the course.

North Park Sign, 1953. Source: Hartley Family, as published in Covington, North Park: A San Diego Urban Village.

In 1932, the City sponsored the development of a recreation center in the northeast region of Balboa Park. The plans included a swimming pool, clubhouse, two baseball diamonds, tennis courts, shuffleboard courts, and children's wading pool and sand boxes. It had been the plan of park superintendent, John Morley, since 1914 to put a recreation area in the northeast corner of the park. The Morley Field Recreation Center opened to the public in January 1933. The landscaped recreation center and municipal golf course turned the former undeveloped northeast section of Balboa Park into North Park's backyard playground.

North Park solidified its community identity during this period as well. In 1935, the North Park Business Men's Association and Women's Auxiliary raised funds to install a sign with the

community name across the intersection of 30th Street and University Avenue.[125] It was originally suspended over the intersection of University Avenue and 30th Street, and featured neon letters outlined with neon tubes. The sign was dedicated in July 1935. Neon lighting had become a popular form for commercial signage in the 1930s, and most sign permits along 30th Street and University Avenue during this period were for neon signage. The sign was redesigned and lowered when the streetcar lines were removed in 1949. In 1967 it was removed for repairs but was not returned.[126] The current sign was installed in 1993.

Fraternal and Social Organizations

In the 1930s, civic and fraternal organizations continued to come to North Park and construct facilities for their use. A prominent example is the Silver Gate Masonic Lodge, which was built in 1931 at Wightman and Utah Streets. The location was selected for its convenient location in the heart of the commercial district and one block south of the University Avenue streetcar line.[127] The building was designed in the Art Deco style by the architectural firm of Edward and Charles Quayle. The members of the Masonic Lodge wanted a building that resembled King Solomon's Temple in Jerusalem.[128] The Quayle Brothers used this as inspiration, and added Art Deco details such as zigzags, chevrons, and other stylized decorative features. The Silver Gate Masonic Lodge was one of the most significant buildings constructed in North Park during this period, and it remains one of San Diego's best examples of Art Deco architecture.[129]

Silver Gate Masonic Lodge, 1931. Source: San Diego Historical Society.

[125] Covington, North Park. (201-202)
[126] Franck, George. "Once Upon a Time in North Park: Neon Signs." North Park Historical Society, January 2008.
[127] Bevil, Alexander D. "Once Upon a Time in North Park: The Silvergate Masonic Temple." North Park Historical Society, April 1992.
[128] "Once Upon a Time in North Park: The Silvergate Masonic Temple."
[129] In 1989 the Art Deco Society of California recognized this building as one of the state's most outstanding examples of Art Deco architecture.

E. POST-WORLD WAR II DEVELOPMENT IN NORTH PARK: 1946-1970

In the years immediately following World War II, the population of Southern California grew exponentially, with veterans returning from the war to settle in the area, and those already stationed at West Coast military bases staying permanently. This was particularly true throughout San Diego, given its proximity to military installations and its significance in the defense and aviation industries. Development in North Park during this period was primarily infill in previously established neighborhoods; however, there were some previously undeveloped tracts, particularly along North Park's eastern edge. It was also during this period that the FHA's "minimum house" would proliferate in the form of the Minimal Traditional-style tract house.

Theme: Post-World War II Residential Development in North Park

The high demand for new homes in San Diego produced large suburban tracts of repetitive, quickly-erected houses on the periphery of the city. However, because North Park was primarily developed in the 1920s and 1930s, by the postwar period there was little land that remained undeveloped. One exception to this pattern was the area located between Boundary and the 805 Freeway, on the eastern edge of North Park. This area contains development from the 1940s through the 1970s, alongside earlier residences.

More characteristic of residential development in North Park during this period was the construction of small clusters of modest tract houses in and around previously established neighborhoods. The Pamela Park tract was developed during the 1940s and 1950s, and therefore post-dates the surrounding neighborhoods, in some cases by several decades. This tract consists primarily of Minimal Traditional single-family residences which are consistent in scale, setting, and basic architectural detailing.

When multi-family residential development resumed after World War II, few developers continued North Park's tradition of the residential court. Instead, most favored higher densities which also necessitated more space for parking. The result was the proliferation of the two-story stucco box apartment building, designed in order to maximize the number of units on a single residential lot. Located primarily between University and Adams avenues, these buildings are characterized by their simple rectangular forms, inexpensive building materials, and minimal exterior detailing. Typically they present a plain, flat façade to the street, with entrances located along the side of the building. The structure is set back from the street to accommodate a series of parking spaces along the front of the property. These apartment buildings continue to be constructed through the 1960s.

Another reason for increased density during this period is the construction of additional residential units behind existing single-family homes. New construction included detached houses, as well as multi-unit structures, primarily in the area north of University Avenue. There is little other residential development in North Park during the 1960s.

Theme: Post-World War II Commercial Development in North Park

The automobile continued to have a profound impact on commercial development in the years after World War II. Between 1945 and 1955, the number of cars on American roads doubled. By 1958, about seventy percent of all American families owned an automobile, up almost twenty percent from the beginning of the decade.[130] Highway 395 became San Diego's first freeway when it was constructed in 1941.[131] This seven-mile state highway through Cabrillo Canyon served as a new cross-town artery and provided easier access between downtown and the harbor.[132] The construction of this and other freeways would hasten the decline of the streetcar system, which was dismantled throughout the city in the 1940s. The University Avenue Line was the last streetcar in the city to be discontinued; the track was removed in 1949.[133]

Rudford's Restaurant.

Mathews Cleaners.

Increasingly, the commercial built environment was being designed with the motorist in mind, rather than the pedestrian. Commercial activity along North Park's primary thoroughfares increased substantially between 1940 and 1950. During this decade, approximately 100 new businesses opened along University Avenue, and nearly 300 new businesses opened along El Cajon Boulevard.[134] In addition to the construction of new commercial buildings, many existing structures remodeled with more modern facades. The modernization of storefronts occurred along Main Streets and commercial corridors throughout California, and included new large display windows which allowed merchandise to be visible to passing motorists. Such changes reflect the evolution of a thriving commercial core.

Automobile-oriented businesses dominated both University Avenue and El Cajon Boulevard, and included numerous automobile sales and repair business, motels, and drive-ins. The success of businesses along any automobile corridor during this period was predicated on their ability to capture the attention of the passing motorist, which resulted in a proliferation of eye-catching

[130] *San Diego Modernism Historic Context Statement*. (41)
[131] Highway 395 was later renumbered 163.
[132] *San Diego Modernism Historic Context Statement*. (41)
[133] O'Connor-Ruth.
[134] O'Connor-Ruth.

signage. Two prominent examples are the 1949 Rudford's Restaurant at 2900 El Cajon Boulevard, and 1959 Mathews Cleaners at 3935 Ohio Street.[135]

In other instances, it was the building form itself that made the strongest visual statement along the roadside. This was achieved through the use of abstract shapes and expressive rooflines. These designs were often termed "Googie," named for John Lautner's Los Angeles restaurant. This style was widely employed in Southern California's roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes. Other feature of these buildings included the use of large windows to create transparent facades, and freestanding pole signs which rose above the building to serve as a beacon in large parking areas.[136] North Park has several prominent examples of this style, including the Denny's Restaurant at 2445 El Cajon Boulevard, designed by prominent Modernist architects Armét & Davis, and the supermarket building at 4175 Park Boulevard, now Henry's Farmers Market.

Henry's Farmers Market.

Denny's Restaurant.

The most substantial structure developed in North Park during this period is Imig Manor at 2223 El Cajon Boulevard. Completed in 1946 by entrepreneur Larry Imig, this grand hotel was touted as a "city within a city," with shops, dining rooms, terraces, and an Olympic-sized pool. Today it is the Lafayette Hotel.

By the early 1960s, commercial activity along University Avenue and El Cajon Boulevard began to decline. This was due in part to the construction of Interstate 8, which drew vehicular traffic away from El Cajon Boulevard. In addition, the opening of nearby shopping centers – such as College Grove, Mission Valley Shopping Center, and Grossmont Center – provided new competition for retail outlets along University Avenue.[137]

In the 1970s the commercial areas along University Avenue and El Cajon Boulevard were transformed by new demographics in the area, as people of Chinese, Filipino, and Vietnamese descent moved into the adjacent residential areas. The area saw a return to neighborhood-oriented business, replacing the automobile commercial strip of the immediate postwar period.

[135] This building was originally constructed in 1938. It became Rudford's in 1949.
[136] *San Diego Modernism Historic Context Statement*. (43)
[137] *San Diego Modernism Historic Context Statement*. (44-45)

Theme: Civic & Institutional Development

There was limited civic and institutional development in North Park during this period. Projects included the 1949 North Park Lions Club building at 3927 Utah Street, funded by member donations, and the Modern-style University Heights Branch Library, constructed in 1966 at 4193 Park Boulevard.

University Heights Branch Library.

III. PROPERTY TYPES & REGISTRATION REQUIREMENTS

The following property types and registration requirements have been developed in order to aid in the City's ongoing efforts to identify historic resources and describe the built environment in North Park, as well as to guide in future assessments of integrity. Each property type is associated with a historic period of development in North Park. Descriptions include relative rarity of the type in North Park; potential historic significance; required aspects of integrity; and associated architectural styles.[138]

SETTLEMENT OF SAN DIEGO AND ENVIRONS

There are no extant built resources dating from this period in North Park; therefore, property types and registration requirements have not been developed for this period.

EARLY SETTLEMENT OF NORTH PARK: 1893-1906

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including early settlement of the area; or the agricultural industry. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Stick/Eastlake or Queen Anne.

Property Type: *Single-Family Residence*

Single-family residences constructed in the last decade of the 19th century and the first years of the 20th century represent North Park's earliest development. Little was built during this period and extant examples are rare. For this reason, integrity thresholds are lower than they might be for more common resource types. Examples with moderate to high integrity may be eligible for individual designation.

A single-family residence from this period may be significant:

- As a rare example of turn-of-the-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

[138] Identified architectural styles are described in the following section.

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Stick/Eastlake, Folk Victorian, and Queen Anne.

DEVELOPMENT OF NORTH PARK: 1907-1929

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the community's greatest economic and building boom; completion of the streetcar system; development of its earliest subdivisions; hosting of the Panama-California Exposition; the early influence of the automobile; proliferation of the bungalow court; civic improvements, such as the expansion of the municipal water, gas, and electrical systems; or the establishment of early public and private institutions, such as churches, schools, and social clubs. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Craftsman or Period Revival.

Property Type: *Single-Family Residence*

Single-family residences constructed in the first three decades of the 20th century are abundant in North Park. For this reason, integrity thresholds have been set relatively high for this property type. Only those examples with high integrity should be considered for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of early-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)

- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Bungalow Court***

The most common multi-family residential building type in North Park from this period is the bungalow court. A bungalow court is typically one story, and composed of multiple detached or semi-detached buildings on a single or double residential lot. Units are oriented around a central common area, typically a landscaped courtyard, which is a primary feature of the design. Examples from this period have little or no accommodation for the automobile. Because the bungalow court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of these resources located throughout North Park which qualifies as a discontiguous multiple property listing.

A bungalow court from this period may be significant:
- As an excellent example of an early-20th century bungalow court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer

character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Apartment House***

Apartment houses constructed in the first three decades of the 20th century are not common in North Park. An apartment house is two or more stories in height, and typically has four or more units. Often rectangular in plan, these buildings are designed to maximize lot coverage. They are oriented toward the street with architectural detailing on the street-facing façade, and often have a single common building entrance. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of multi-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

An apartment house from this period may be significant:

- As a rare example of early-20th century multi-family residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Commercial Building***

North Park contains a large number of commercial properties from the first three decades of the 20th century. These include commercial blocks, storefronts, and auto-related properties. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with moderate to high integrity, particularly located along historic streetcar lines, would qualify as a historic district.

A commercial property from this period may be significant:

- As a rare example of early-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As a rare example of early auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Infrastructural Facility – Water & Power***

Infrastructural facilities from the first three decades of the 20th century are rare in North Park. These include a high water storage tank and an electrical and gas substation. Examples with moderate to high integrity may be eligible for individual designation.

An infrastructural facility from this period may be significant:
- As a rare example of early-20th century infrastructural development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare

example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Civic & Institutional Facility***

North Park contains a number of civic and institutional properties from the first three decades of the 20th century. These include schools, churches, fraternal and social clubs, and park facilities. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of early-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Craftsman/California Bungalow, Prairie, Renaissance Revival, American Colonial Revival, Pueblo Revival, Spanish Colonial Revival, Tudor Revival, Egyptian Revival, French Eclectic, and Commercial Vernacular.

INFLUENCE OF THE GREAT DEPRESSION & WORLD WAR II IN NORTH PARK: 1930-1945

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the development of the FHA and the “minimum house”; the hosting of the California Pacific International Exposition; the

economic recovery and building boom due to the local defense industries, especially aircraft manufacturing; the shift from streetcars to the automobile; the introduction of neon signage; or the construction of civic improvements, such as public parks. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Period Revival, Streamline Moderne, Late Moderne, or Minimal Traditional.

Property Type: ***Single-Family Residence***

Single-family residences constructed between the onset of the Depression and World War II are fairly common in North Park. Examples that are architect-designed or custom-built for a specific client, and retain high integrity may be eligible for individual designation. Tract housing from this period is not likely to be eligible for individual designation. However, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of mid-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Residential Court***

North Park contains a number of residential courts from the period between the onset of the Depression and World War II. A residential court is a later iteration of the bungalow court housing type of an earlier period. In this period, residential courts are typically one story, and composed of multiple attached buildings on a single or double residential lot. Units may be oriented around a landscaped central courtyard, or arranged in a linear configuration facing a

minimal side courtyard. These later examples typically include detached garage(s) at the rear. Because the residential court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of bungalow and residential courts located throughout North Park which qualifies as a discontiguous multiple property listing.

A residential court from this period may be significant:

- As an excellent example of a mid-20th century residential court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: *Multi-Family Residence, Apartment House*

Apartment houses constructed between the onset of the Depression and World War II are not common in North Park. An apartment house is two or more stories in height, and typically four or more units. Often rectangular in plan, these buildings are designed to maximize lot coverage. Examples with high integrity may be eligible for individual designation. A substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of multi-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

An apartment house from this period may be significant:

- As a rare example of mid-20th century multi-family residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)

- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: *Commercial Building*

North Park contains a number of commercial properties constructed between the onset of the Depression and World War II. These include storefronts, auto-related properties, and mixed-use buildings. Examples with high integrity may be eligible for individual designation. A substantial concentration of such properties would also qualify as a historic district. A substantial geographic concentration of such properties with moderate to high integrity, particularly located along historic streetcar lines, would qualify as a historic district.

A commercial property from this period may be significant:

- As a rare example of mid-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As a good or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As a rare example of early auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location

and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: *Civic & Institutional*

North Park contains a small number of civic and institutional properties from the period between the onset of the Depression and World War II, including some recreational facilities and a fraternal organization building. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of mid-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Art Deco, Streamline Moderne, Late Moderne, and Minimal Traditional.

POST-WORLD WAR II DEVELOPMENT IN NORTH PARK: 1946-1970

A property may be significant under this theme for its association with important trends and patterns of development in North Park during this period, including the postwar economic and building boom; patterns of infill development in established neighborhoods; the proliferation of

the “minimum house”; or the development of automobile corridors. A property may also be significant as a good or rare example of a popular architectural style from the period, such as Minimal Traditional, Ranch, Modern or Googie.

Property Type: *Single-Family Residence*

In North Park, single-family residences constructed during the post-war period are far less common than those from earlier periods. Examples that are architect-designed or custom-built for a specific client and retain high integrity may be eligible for individual designation. Tract housing from this period is not likely to be eligible for individual designation. However, a substantial geographic concentration of such properties with sufficient integrity would qualify as a historic district. A historic district composed of single-family residences from this period must contain a substantial concentration of properties with high integrity; however, properties with moderate integrity would also be contributors to the district.

A single-family residence from this period may be significant:

- As an excellent example of mid- to late-20th century residential development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: *Multi-Family Residence – Residential Court*

North Park contains a number of residential courts from the postwar period. A residential court is a later iteration of the bungalow court housing type of an earlier period. In this period, residential courts are typically one story, and composed of multiple attached buildings on a single or double residential lot. Units may be oriented around a landscaped central courtyard, or arranged in a linear configuration facing a minimal side courtyard. These later examples typically include detached garage(s) at the rear. Because the residential court is a low-density housing type, examples are increasingly threatened. For this reason, integrity thresholds have been set

relatively low. There are no substantial geographic concentrations of such properties in North Park. However, there is a population of bungalow and residential courts located throughout North Park which qualifies as a discontiguous multiple property listing.

A residential court from this period may be significant:

- As an excellent example of a mid- to late-20th century residential court (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Courtyard Apartment***

North Park has a number of courtyard apartments from the postwar period. These are typically two-stories in height, and arranged around a common central patio or landscaped courtyard. Units are accessed via exterior stairways and corridors. Parking is typically provided at the rear of the lot. Only those examples with high integrity should be considered for individual designation.

A courtyard apartment from this period may be significant:

- As an excellent example of a mid- to late-20th century courtyard apartment (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)

- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, Materials, and Setting. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Stucco Box***

The stucco box apartment building is the most common multi-family housing type in North Park from the postwar period. Designed to maximize the number of units on a single residential lot, these buildings are characterized by their simple rectangular forms, inexpensive building materials, and minimal exterior detailing. Typically they present a plain, flat façade to the street, with entrances located along the side of the building. The structure is set back from the street to accommodate a series of parking spaces along the front of the property. These buildings are unlikely to be eligible for individual designation.

A stucco box apartment from this period may be significant:

- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Multi-Family Residence – Apartment Tower***

There are a small number of apartment towers from the postwar period in North Park. A function of higher zoning, the apartment tower is typically five or more stories in height and characterized by its vertical massing. These buildings are rectangular in plan, often with a flat roof and flat facades, although facades may be articulated with projecting or recessed balconies. Only those examples with high integrity should be considered for individual designation.

An apartment tower from this period may be significant:

- As an excellent example of a mid- to late-20th century apartment tower (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)

- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type*: **Commercial Building***

North Park contains a wide range of commercial properties constructed during the postwar period. These include storefronts, service stations, banks, grocery stores, drive-ins, coffee shops, retail strips, and office buildings, located along North Park's automobile corridors. Examples that are architect-designed or custom-built for a specific client, and retain high integrity may be eligible for individual designation. A substantial geographic concentration of such properties constructed within a narrow period of development with sufficient integrity may qualify as a historic district. Contributing properties to such a historic district may include earlier storefront buildings which reflect a broad trend of façade modernization in the 1950s.

A commercial property from this period may be significant:

- As an excellent example of mid- to late-20th century commercial development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- As an excellent example of auto-related development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Property Type: ***Civic & Institutional Building***

North Park contains a small number of civic and institutional properties from the postwar period, including a post office, branch library, and a fraternal organization building. Examples with high integrity may be eligible for individual designation.

A civic or institutional facility from this period may be significant:

- As a rare example of mid- to late-20th century civic or institutional development (Criterion A: Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development)
- As an excellent or rare example of a particular architectural style associated with the period (Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship)
- As the work of a significant architect or designer (Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman)
- For its association with a significant person or event (Criterion B: Is identified with persons or events significant in local, state or national history)

Properties that are significant under Criteria A, C, or D must retain integrity of Location, Design, and Materials. Properties that are significant under Criterion B must retain integrity of Location and Association. While most properties undergo alteration over time, these alterations should not significantly change the historic appearance of the property. If the property is an early or rare example in the community in which it is located, a greater degree of alteration or fewer character-defining features may be acceptable. Exceptional examples may also qualify for listing in the National Register.

Associated Architectural Styles from the Period

Architectural styles associated with this period of development in North Park include Minimal Traditional, Ranch, Modern, and Googie.

IV. ARCHITECTURAL STYLES

The diverse architectural character of North Park reflects changes in popular tastes over time. North Park features Victorian-era styles of the late 19th-century (Stick/Eastlake, Queen Anne, Folk Victorian); the Craftsman/California Bungalow style, a distinctly regional style that enjoyed widespread popularity in the first two decades of the 20th century; Period Revival styles of the 1920s and 1930s which made explicit references to their European predecessors (Spanish Colonial Revival, Renaissance Revival, Tudor Revival, American Colonial Revival); and the more minimalist Modern styles of the late 1930s through the 1960s (Streamline Moderne, Minimal Traditional, Modern, Googie). *(For a list of master architects and builders represented in North Park, see Appendix D.)*

The styles discussed below are those currently represented among identified historic resources in North Park. These include those styles that are prevalent in this area, or are represented by prominent examples. This typology does not establish historic significance. Rather, it describes the existing population of historic buildings in this portion of the city.

Stick/Eastlake

The Stick style is an architectural link between the earlier Gothic Revival and later Queen Anne style, all of which were adapted from medieval buildings traditions. Widely used in residential architecture in the late 19th century, the Stick style is defined primarily by its decorative detailing, where the wall surface is treated as a decorative element, frequently with visible stick work. The term "Eastlake" refers to the decorative ornamentation found on Victorian-era residences, including those designed in the Stick style. Examples of this style are very rare in North Park.

Character-defining features include:

- Steeply-pitched gabled roof with decorative trusses at the gable apex
- May have a flat roof with a decorative cornice
- Overhanging eaves with exposed rafters
- Wood exterior wall cladding
- Projecting squared bay windows
- Entry or full-width porches with diagonal or curved braces
- Eastlake detailing, such as with applied decorative stick work

3727 Park Boulevard.

Folk Victorian

The Folk Victorian style is characterized by Victorian decorative detailing applied to simple folk house forms. A common residential style during the late 19th century, it displays its decoration primarily around the porch and cornice line. Details may include turned spindles and flat jigsaw-cut spandrels. This style is differentiated from the more elaborate Queen Anne by a lack of textured and varied wall surfaces. In North Park, identified examples tended to be more restrained in their ornamentation. Examples of this style are rare in North Park.

Character-defining features include:

- Moderate to steeply-pitched front-gable roof
- Simple Folk house forms
- Restrained use of exterior ornamentation
- Porches with spindle work detailing
- Flat jigsaw-cut trim
- Simple windows surrounds

2324 29th Street.

Queen Anne

The Queen Anne style was one of the most popular Victorian-era styles for residential buildings in California. Like the Stick style that it quickly replaced, Queen Anne uses exterior wall surfaces as a primary decorative element. Projecting bays, towers, overhangs, and varied wall materials are used to avoid plain flat wall surfaces. Examples of this style are rare in North Park.

Character-defining features include:

- Asymmetrical façade
- Steeply-pitched roof, usually with a dominate front-facing gable
- Wood exterior wall cladding with patterned shingles
- Projecting partial-, full-width or wrap-around front porch, usually one story in height
- Cut-away bays
- Wood double-hung sash windows
- Tall decorative brick chimneys
- Ornamentation may include decorative brackets, bargeboards, pendants and spindle work

1919 Howard Avenue.

Commercial Vernacular

Although not an officially recognized style, "Commercial Vernacular" describes simple commercial structures with little decorative ornamentation, common in American cities and towns in the early 20th century. These buildings are typically brick in construction, with decorative detailing confined to the cornice line. North Park retains several examples of this style.

Character-defining features include:

- Simple square or rectangular forms
- Flat roof, sometimes with a parapet
- Brick exterior wall surfaces
- Ground-story storefronts, often with transom windows above
- Wood double-hung sash upper-story windows, often in pairs
- Segmental arch window and door openings on side and rear elevations
- Decorative detailing, if any, may include cornices, friezes, quoins, or stringcourses

2525-2543 University Avenue.

2867-2875 University Avenue.

Craftsman/California Bungalow

Craftsman architecture in America grew out of the late-19th century English Arts and Crafts movement. It stressed simplicity of design, hand-craftsmanship, extensive use of natural materials, and the relationship to the climate and landscape. First developed in California, it became the dominant residential style in Southern California during the first two decades of the 20th century. Craftsman designs were widely published in architectural journals and pattern books, popularizing the style throughout the country. The larger, two-story residences are typically referred to as "Craftsman" in style. However, it was the more modest one- to one and one-half story "California bungalow" that became the most prevalent middle-class residential building type through the 1920s. In North Park, Craftsman/California Bungalow residences were constructed into the 1930s. Extant examples of this style remain ubiquitous in North Park today.

Character-defining features include:

- Horizontal massing
- Low-pitched gabled roof
- Widely overhanging eaves with exposed rafters, beams, or braces
- Wood exterior wall cladding (shingle, shake, or clapboard)
- Projecting partial- or full-width front porch
- Heavy porch piers, often of river stone or masonry
- Wood-frame windows, often grouped in multiples
- Widely-proportioned front doors
- Wide window and door surrounds, often with extended lintels

3121 Thorn Street.

3574 Louisiana Street.

3505 Texas Street.

Prairie

One of the few indigenous American architectural styles, the Prairie style originated in Chicago in the first decade of the 20th century. The style was widely published in pattern books and popular magazines, and became common in early 20th century suburbs throughout the country. A primary characteristic was a horizontal emphasis that recalled the plains of the Midwest. The style was most typically applied to two-story residences, and quickly faded from fashion after World War I. The style is not common in North Park.

Character-defining features include:

- Low-pitched roof, usually hipped
- Widely overhanging boxed eaves
- Two stories with one-story wings or porches
- Eaves, cornices, and façade detailing emphasizing horizontal lines
- Wooden casement windows, often in bands
- Massive square porch supports
- Upper-story balconies, often with capped balcony railings

2829 28th Street.

Renaissance Revival

Popular in the early decades of the 20th century, the Renaissance Revival style was often a fairly literal interpretation of Italian precedents. In contrast to the earlier Shingle or Queen Anne styles, it features formal, symmetrical facades and incorporates Classical or Beaux Arts details. The Renaissance Revival style was used in residential architecture, but more typically applied to civic and institutional buildings. This style is uncommon in North Park.

Character-defining features include:

- Symmetrical facades
- Tiled low-pitched hip roof, sometimes flat roof
- Boxed eaves with decorative brackets
- Stucco or masonry exterior wall cladding
- Arched window and door openings on the first story
- Wood divided-light windows in the upper stories
- Front entry accentuated with slender classical columns or pilasters
- Classical or Beaux Arts details may include quoins, roofline balustrades, pedimented windows, molded cornices and belt courses

San Diego Gas & Electric Co. Substation F, 3169 El Cajon Boulevard.

American Colonial Revival

The American Colonial Revival style proliferated during the first half of the 20th century. This style incorporates traditions from the Georgian, Adam and early Classical Revival styles that were prevalent during the English colonial period. Earlier examples were rarely accurate recreations but were instead free interpretations with details inspired by colonial precedents, while later examples shifted to more historically correct proportions and details. In North Park, this style is typically applied to modest, one-story residences.

Character-defining features include:

- Side-gable or hipped roofs
- Horizontal wood exterior wall cladding
- Accentuated front entry or portico, featuring decorative pediments supported by pilasters or slender columns
- Wood double-hung sash windows with multi-pane glazing
- Front doors flanked by sidelights with fanlights above
- Fixed wooden shutters

4549 Louisiana Street.

2925-2927 33rd Street.

Pueblo Revival

The Pueblo Revival style combines influences of both Spanish Colonial buildings and Native American pueblos. The style imitates the hand-fishes of their Native American prototypes, including textures wall surfaced and rough-hewn wooden structural and decorative details. More popular elsewhere in the Southwest during the 1920s and 1930s, the style was never common in California. This style is not common in North Park.

Character-defining features include:

- Flat roofs with parapets, often stepped back
- Stucco exterior cladding with irregular textures, usually earth colored
- Blunted or rounded corners and parapets
- Rough-hewn projecting wooden roof beams (vigas), window lintels and porch supports

2454-2474 Adams Avenue.

Spanish Colonial Revival

Enormously popular in Southern California from the late 1910s through the late 1930s, the Spanish Colonial Revival style emerged from a conscious effort by architects to emulate older Spanish architectural traditions, and break with Eastern colonial influences. The style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, designed by chief architect Bertram Grosvenor Goodhue. At the peak of its popularity, design features of other regions of the Mediterranean were often creatively incorporated, including those of Italy, France, and North Africa. This style is prevalent among residential buildings in North Park.

Character-defining features include:

- Asymmetrical facade
- Red clay tile hip or side-gable roof, or flat roof with a tile-clad parapet
- Stucco exterior cladding, forming uninterrupted wall planes
- Wood-frame casement or double-hung windows, typically with divided lights
- Arched colonnades, window or door openings
- Decorative grilles of wood, wrought iron, or plaster
- Decorative terra cotta or tile work
- More elaborate versions may display balconies, patios or towers

2114 Upas Street.

Alta Cañada Apartments, 2448 Adams Avenue.

3544 Mississippi Street.

3526 Arizona Street.

Tudor Revival

The Tudor Revival style is loosely based on a variety of Medieval English building traditions. In the United States, these traditions are combined freely, but retain the steeply-pitched front-facing gable which is almost universally present as a dominant façade element. The style's popularity expanded dramatically in the 1920s and early 1930s, when masonry veneering techniques allowed even the most modest examples to mimic closely the brick and stone exteriors seen on English prototypes. North Park retains a number of good examples of this style.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled roof with a prominent front-facing gable
- Stucco or brick exterior wall cladding, typically with half-timbering
- Tall, narrow divided-light windows, often arranged in multiples
- May display picture windows with leaded diamond panes
- Small gabled entry porch, often with arched openings
- Details may include stone or brick accents or faux quoining

3520 Mississippi Street.

4711 Panorama Drive.

Egyptian Revival

The Egyptian Revival style was never a common exotic revival style in the United States. However, it did achieve some popularity due to a renewed interest in Egyptian antiquities following the 1922 discovery of King Tutankhamen's tomb. The style typically features Egyptian-inspired detailing applied to traditional building forms. In Southern California, the style was most often adapted for commercial and multi-family residential buildings. This style is not common in North Park.

Character-defining features include:

- Heavy sculpted columns or pilasters, often flared at the top
- Plaster reliefs or painted ornamentation depicting ancient Egyptians motifs
- Incised hieroglyphics

3783 Park Boulevard.

French Eclectic

Never common in the United States, the French Eclectic style enjoyed its greatest popularity in the decades following World War I. The style shares a number of characteristics with the contemporary Tudor Revival style, both of which were based on a variety of Medieval English building traditions. The French Eclectic style drew from the simple farm houses of rural France, and incorporated steeply-pitched roofs and round towers. North Park has several good examples of this style.

Character-defining features include:

- Asymmetrical facade
- Steeply-pitched gabled or hipped roof
- Prominent round tower with high conical roof
- Stucco or brick exterior wall cladding
- Tall, narrow divided-light windows, often arranged in multiples
- Small entry porch, often contained within a tower

2411 32nd Street.

2435 32nd Street.

Art Deco

The Art Deco architectural style emerged from the designs exhibited at the 1905 Paris *Exposition des Arts Décoratifs*. Most common during the 1920s and 1930s, the style was typically applied to civic buildings, commercial structures, and apartment buildings. In contrast to the Streamline Moderne style of the same period, the equally stylized Art Deco emphasizes verticality, and features elaborate detailing including geometric or floral motifs. North Park has several prominent examples of the style.

Character-defining features include:

- Flat roofs, often with towers and other vertical projections above the roofline
- Vertical emphasis
- Smooth wall surfaces, usually of stucco
- Elaborate detailing, including zig-zags, chevrons, reeding and fluting, sunrise patterns, and other stylized motifs

Silver Gate Masonic Temple, 3795 Utah Street.

Korean Church of Seventh-Day Adventists, 3076-3090 Polk Avenue.

Streamline Moderne

Characterized by smooth surfaces, curved corners, and sweeping horizontal lines, Streamline Moderne is considered to be the first thoroughly Modern architectural style to achieve wide acceptance among the American public. Inspired by the industrial designs of the period, it was popular throughout the United States in the late 1930s. Unlike the highly-ornamental Art Deco style of the late 1920s, Streamline Moderne expressed an austerity that was perceived as more appropriate for Depression-era architecture.[139] In Southern California, the style was adapted for every use, from industrial buildings to single-family homes and apartment buildings. North Park has several prominent residential examples of the style. Among North Park's many bungalow courts, Streamline Moderne features, such as rounded corners and glass block, are freely incorporated into Spanish Colonial Revival and Minimal Traditional examples.

Character-defining features include:

- Horizontal massing
- Asymmetrical façade
- Flat roof with coping
- Smooth wall surfaces, typically clad in stucco
- Curved corners
- Glass block and porthole windows
- Flat canopy over entrances
- Horizontal grooves or stringcourses
- Pipe railings along exterior staircases and balconies

1910 Robinson Avenue.

3037 28th Street.

2848 Kalmia Place.

[139] Gleye, Paul. The Architecture of Los Angeles. Los Angeles: Rosebud Books, 1981. (129-130)

Late Moderne

The Late Moderne style incorporates elements of both the Streamline Moderne and the International styles. While the earliest examples appeared in the late 1930s, the style achieved its greatest popularity in large-scale commercial and civic buildings of the late 1940s and 1950s. The Late Moderne style is most easily identified by the use of the bezeled windows, where horizontal groupings of windows are outlined in a protruding, bezel-like flange, often in a material and color that contrasts with the exterior wall.[140] This style is not common in North Park; however, it boasts one prominent example.

Character-defining features include:

- Horizontal emphasis
- Exposed concrete or stucco cladding
- Flat rooflines
- Horizontal bands of bezeled windows, often with aluminum fin sunshades
- Operable steel-sash windows (casement, awning, hopper)
- Projecting window frames

J.C. Penney Co. Building, 3029 University Avenue.

[140] Gleye. (151)

Minimal Traditional

The Minimal Traditional style is defined by a single-story configuration, simple exterior forms, and a restrained use of traditional architectural detailing. The Minimal Traditional house was immensely popular in large suburban residential developments throughout the United States during the 1940s and early 1950s. The style had its origins in the principles of the Modern movement and the requirements of the FHA and other Federal programs of the 1930s. In Southern California, the style is closely associated with large-scale residential developments of the World War II and postwar periods. Primarily associated with the detached single family house, Minimal Traditional detailing may also be applied to apartment buildings of the same period. In North Park, the style was a popular choice for both single-family residences and bungalow courts through the 1940s.

Character-defining features include:

- One-story configuration
- Simple rectangular plan
- Medium or low-pitched hip or side-gable roof with shallow eaves
- Smooth stucco wall cladding, often with wood lap or stone veneer accents
- Wood multi-light windows (picture, double-hung sash, casement)
- Projecting three-sided oriel
- Shallow entry porch with slender wood supports
- Fixed wooden shutters
- Minimal decorative exterior detailing

2204 33rd Street.

4366-4378 Illinois Street.

Ranch

The Ranch style enjoyed enormous popularity throughout the United States during the late 1950s and 1960s. This style emerged from the 1930s designs of Southern California architect Cliff May, combined with the mid-century ideal of indoor-outdoor living. The Ranch style is characterized by a low horizontal emphasis and sprawling interior plan. The style was also among the first to directly address the growing importance of the automobile, with attached garages or carports incorporated into the design. This style is not common in North Park.

Character-defining features include:

- One-story configuration
- Sprawling plan, often with radiating wings (L-shaped, U-shaped)
- Low horizontal massing with wide street facade
- Flat or low-pitched hip or gable roof with overhanging eaves
- Wood lap, board-and-batten, or stucco exterior cladding
- Large wood or metal-frame windows
- Recessed entry
- Attached two-stall garage

3139 Olive Street.

4779 Panorama Drive.

Modern

The term "Modern" describes postwar-era architecture influenced by the European Modernist movement of the 1920s. European Modernism advocated an architectural philosophy that stressed rationality, logic, and a break from past traditions, embracing an industrial aesthetic characterized by clean lines, pure geometric forms and materials such as metal, glass, and concrete. Modern buildings represented the adaptation of these elements to the local climate and topography, as well as to the postwar need for efficiently-built, moderately-priced structures. In North Park, the Modern style is most commonly applied to commercial buildings which feature smooth wall surfaces and large expanses of glass.

Character-defining features include:

- Simple geometric forms
- May have expressed post-and-beam construction, in wood or steel
- Flat roof with wide overhanging eaves and cantilevered canopies
- Unadorned wall surfaces of wood, stucco, brick or stone
- Exterior panels of wood, stucco, brick or stone
- Flush-mounted metal frame full-height and clerestory windows

University Heights Branch Library, 4193 Park Boulevard.

Thrift Trader, 3939 Iowa Street.

2110 El Cajon Boulevard.

Googie

Googie has been described as Modernism for the masses. With its swooping lines and organic shapes, the style attempted to capture the playful exuberance of postwar America. Named for the John Lautner-designed Googie's Restaurant in Los Angeles, the style was widely employed in Southern California's roadside commercial architecture of the 1950s, including coffee shops, bowling alleys, and car washes. North Park has several prominent examples of this style.

Character-defining features include:

- Expressive rooflines, including butterfly, folded-plate, barrel vault, and cantilevers
- Organic, abstract, and parabolic shapes
- Clear expression of materials, including concrete, steel, asbestos, cement, glass block, plastic, and plywood
- Large expanses of plate glass
- Primacy of signage, including the pervasive use of neon

Denny's Restaurant, 2445 El Cajon Boulevard.

Henry's Famers Market, 4175 Park Boulevard.

APPENDIX B: Field Photo Log

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
				Kalmia Place Subdivision Markers	01272010_327; 01272010_328
				North Park Sign	06022010_1770
2609	28TH	ST	4536911400		06012010_1639
2615	28TH	ST	4536911300		06012010_1638
2621	28TH	ST	4536911200		06012010_1637
2629	28TH	ST	4536910300	Martin J. Healey House	06012010_1636
2639	28TH	ST	4536910200	HRB #609	06012010_1635
2645	28TH	ST	4536910100	HRB #697	06012010_1634
2705	28TH	ST	4536311000		01272010_349
2711	28TH	ST	4536310900		01272010_348
2721	28TH	ST	4536310800		01272010_347
2727	28TH	ST	4536310700		01272010_346
2737	28TH	ST	4536310600	Rolland C. Springer House, HRB #388	01272010_345
2749	28TH	ST	4536310500		01272010_344
2807	28TH	ST	4536310400	HRB #720	01272010_343
2815-2819	28TH	ST	4536310300		01272010_342
2829	28TH	ST	4536310200		01272010_340; 01272010_341
2841	28TH	ST	4536310100		01272010_339
2903	28TH	ST	4535811100		01272010_338
2923	28TH	ST	4535810900		01272010_336
2929	28TH	ST	4535810800		01272010_335
2937	28TH	ST	4535810700		01272010_334
3005	28TH	ST	4535810500		01272010_333
3021	28TH	ST	4535810300	Jack Rosenberg House, HRB #550	01272010_331
3031	28TH	ST	4535810200		01272010_330
3037	28TH	ST	4535810100	Paul E Stake/George W. Schilling House, HRB #356	01272010_329
3103	28TH	ST	4535201100	The Beers-La Cava/Kosmas House, HRB #348	06012010_1633
3117	28TH	ST	4535201000	HRB #627	06012010_1632
3123	28TH	ST	4535200900		10282009_110
3133	28TH	ST	4535200800		06012010_1631
3143	28TH	ST	4535200700		10282009_109
3211	28TH	ST	4535200500		10282009_107
3221	28TH	ST	4535200400		10282009_106
3229	28TH	ST	4535200300		10282009_105
3235	28TH	ST	4535200200		10282009_104

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3245	28TH	ST	4535200100		10282009_103
3205	28TH	ST	4535200600		10282009_108
3303	28TH	ST	4534710100	HRB #789	06012010_1630
3321	28TH	ST	4534710200		10302009_009
3327	28TH	ST	4534710300		10302009_008
3341	28TH	ST	4534710400		10302009_007
3353	28TH	ST	4534710500		10302009_006
3361	28TH	ST	4534710600		10302009_005
3369	28TH	ST	4534710700		10302009_004
3375	28TH	ST	4534710800		10302009_003
3383	28TH	ST	4534710900		10302009_002
3393	28TH	ST	4534711000		10302009_001
3553	28TH	ST		George Carr House	06022010_1790
2844	29TH	ST	4536322500	HRB #872	01282010_414; 01282010_415
3411	29TH	ST	4534150500	Eldora Rudrauff House , HRB #558	04092010_1433
3560	29TH	ST	4532560900	HRB #880	04092010_1434
2309-2325	30TH	ST	5391010100		01282010_403; 01282010_405; 01282010_406
2361-2367	30TH	ST	5390330300		01282010_395
3216-3234	30TH	ST	4535402200	Colonial Court	10282009_140
3236-3240	30TH	ST	4535402300		10282009_141
3301-3315 ½	30TH	ST	4534911200	Chesterfield Court	06012010_1645; 06012010_1646
3317-3331	30TH	ST	4534911100	Florence Court	06012010_1643; 06012010_1644
3373-3379	30TH	ST	4534910500		06012010_1640
3382-3396	30TH	ST	4534822200	Lynhurst Apartments	10302009_068; 10302009_070
3585	30TH	ST	4532541300	St. Patrick’s Church	04092010_1435
3729	30TH	ST	4531341400	St. Luke's Chapel	04092010_1443
3750-3752	30TH	ST	4531320700		06022010_1693
3753	30TH	ST	4531330600		06022010_1694
3758-3764	30TH	ST	4531320800		06022010_1692
3763-3773	30TH	ST	4531320900		06022010_1695; 06022010_1696
3768-3772	30TH	ST	4531320900		06022010_1691
3774-3778	30TH	ST	4531321000		06022010_1690
3784-3786	30TH	ST	4531321100		06022010_1698
3793-3795	30TH	ST	4531330100		06022010_1697
3794	30TH	ST	4531321200		06022010_1688
3801	30TH	ST	4531230600		06022010_1698
3811-3815	30TH	ST	4531230500		06022010_1699
3823	30TH	ST	4531230400		06022010_1700
3827-3829	30TH	ST	4531230300		06022010_1701
3835-3837	30TH	ST	4531230200		06022010_1702

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3910-3918	30TH	ST	4464121300		06022010_1684
3919	30TH	ST	4464130502		06022010_1705
3921	30TH	ST	4464130400		06022010_1705
3926-3930	30TH	ST	4464121400		06022010_1683
3933	30TH	ST	4464130300		06022010_1706
3934-3936	30TH	ST	4464122700		06022010_1682
3944	30TH	ST	4464121600		06022010_1681
3950-3952	30TH	ST	4464121700		06022010_1680
3956-3960	30TH	ST	4464121900		06022010_1679
3957-3959	30TH	ST	4464131664		06022010_1707
3964-3966	30TH	ST	4464122000		06022010_1676; 06022010_1678
3972-3974	30TH	ST	4464121800		06022010_1676; 06022010_1677
3980-3982	30TH	ST	4464122200		06022010_1675
3983-3985	30TH	ST	4464130200		06022010_1708
3986	30TH	ST	4464122300		06022010_1674
3990-3994	30TH	ST	4464122500		06022010_1673; 06022010_1720
3991-3993	30TH	ST	4464130100		06022010_1709
4005-4009	30TH	ST	4463641100		06022010_1710
4010-4014	30TH	ST	4463631700		06022010_1671
4018	30TH	ST	4463631800		06022010_1670
4026-4028	30TH	ST	4463631900		06022010_1669
4031-4033	30TH	ST	4463641000		06022010_1711
4034-4036	30TH	ST	4463632000		06022010_1668
4040	30TH	ST	4463632100		06022010_1667
4045	30TH	ST	4463640900		06022010_1712
4046-4052	30TH	ST	4463632200		06022010_1666
4057-4063	30TH	ST	4463640700		06022010_1714
4060	30TH	ST	4463632300		06022010_1665
4062-4072	30TH	ST	4463632400		06022010_1664
4069-4071	30TH	ST	4463640600		06022010_1715
4075-4077	30TH	ST	4463640500		06022010_1716
4081-4087	30TH	ST	4463640400		06022010_1717
4082	30TH	ST	4463632600		06022010_1662
4093-4095	30TH	ST	4463640100		06022010_1718
4094-4096	30TH	ST	4463632700		06022010_1661
4174-4188	30TH	ST	4463032200		04082010_1222
4333	30TH	ST	4461630700	Chua Phat Da (formerly Metropolitan Community Church)	04072010_1015; 04072010_1016
4347-4367	30TH	ST	4461630400		04072010_1013; 04072010_1014
4421-4433	30TH	ST	4461230800		04072010_1012
4462-4466	30TH	ST	4461032400		04072010_1017; 04072010_1018

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
2405	32ND	ST	5390540100		01262010_063
2411	32ND	ST	5390540200	HRB #725	01262010_062
2228	33RD	ST	5391811000	Clitsome Residence	01272010_234
3030	33RD	ST	4536222400	HRB #873	06032010_1858
3036	33RD	ST	4536222500	George Gans Spec House #1, HRB #539	06032010_1859
2448	ADAMS	AV	4383200900	HRB #713	04072010_971; 04072010_972
2454-2474	ADAMS	AV	4382401200	El Cantorral Court	04072010_973; 04072010_974
3945-3951	ALABAMA	ST	4456810700		04082010_1175
3969-3981	ALABAMA	ST	4456810400		04082010_1174
4329-4341 ½	ALABAMA	ST	4453311100		04072010_1059; 04072010_1060
4560-4564	ALABAMA	ST	4451413000		04072010_1071
3967-3971	ARIZONA	ST	4457010500		04082010_1188
4050-4058 ½	ARIZONA	ST	4455812500	Casa del Torres	04082010_1187
4075	ARIZONA	ST	4455820300		04082010_1185; 04082010_1186
4110-4114 ½	ARIZONA	ST	4455311700		04082010_1184
4341-4347	ARIZONA	ST	4453510700		04072010_1049
4349-4355	ARIZONA	ST	4453510600		04072010_1048
3810	BANCROFT	ST	4464712100	North Park Baptist Church	04092010_1447
3934-3942	BANCROFT	ST	4464331900		04082010_1241; 04082010_1242
2204	CLIFF	ST	4381610200		10272009_059
2738	DALE	ST	4536331700	HRB #787	01282010_421
2110	EL CAJON	BL	4453311400		06032010_1802
2144	EL CAJON	BL	4453311600	Shield Security	06032010_1803
2223	EL CAJON	BL	4454020100	Imig Manor, HRB #319	04072010_1064
2445	EL CAJON	BL	4454120900	Denny's Restaurant	06032010_1800
2900	EL CAJON	BL	4461621200	Rudford's Restaurant	06032010_1804
2935-2947	EL CAJON	BL	4462320200		08052010_001
3169	EL CAJON	BL	4462520100	San Diego Gas & Electric Co. Building Substation “F”	06032010_1799
4166-4176	FLORIDA	ST	4455022900		04082010_1160; 04082010_1161
4212	FLORIDA	ST	4453910900		04082010_1163; 04082010_1162
4216	FLORIDA	ST	4453910800		04082010_1164
4439-4447	FLORIDA	ST	4452220700		04072010_1057
4674-4676	FLORIDA	ST	4450512300		04072010_1054
4358-4360	GEORGIA	ST	4453210600	HRB #834	04072010_1079
4646	GEORGIA	ST	4450422300		10282009_044
4649-4663	GEORGIA	ST	4450510500		04072010_1072; 04072010_1073
4656	GEORGIA	ST	4450423700		10282009_045
3444	GRANADA	AV	4534031200		04092010_1432
3829-3831	GRANADA	AV	4531210300		06022010_1776

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3855-3865	GRANADA	AV	4531210100		06022010_1775
3227	GRIM	AV	4535522900	Frary House HRB #183	01282010_556
3358-3372	GRIM	AV	4534912100		06012010_1649
3791	GRIM	AV	4531531500	U.S. Post Office	04092010_1442; 04092010_1441
3812	GRIM	AV	4531510900		06022010_1740
3933-3945 ½	HAMILTON	ST	4457021000	Aztec Court	04082010_1199
3982-3996	HAMILTON	ST	4457012600		04082010_1189; 04082010_1190; 04082010_1197
4058-4064	HAMILTON	ST	4455822400		04082010_1193
4066-4072	HAMILTON	ST	4455822500		04082010_1192
1915	HOWARD	AV	4455020200		04082010_1165
1919	HOWARD	AV	4455020300		04082010_1166
3163-3167	HOWARD	AV	4463230100		04082010_1230
4208	IDAHO	ST	4454310100	North Park High Water Storage Tank	04082010_1209; 04082010_1208
4646-4652	IDAHO	ST	4450912100		04072010_1038
4670-4680	IDAHO	ST	4450912400		04072010_1039; 04072010_1040; 04072010_1041
4741-4745 ½	IDAHO	ST	4382710900		04072010_981
4753-4759	IDAHO	ST	4382713500		04072010_980
3994-3996	ILLINOIS	ST	4464142400		04082010_1226
4333-4339	ILLINOIS	ST	4461810800		04072010_992
4341-4351 ½	ILLINOIS	ST	4461810700		04072010_993
4380-4390	ILLINOIS	ST	4461832300		04072010_995; 04072010_996
4470-4476	ILLINOIS	ST	4460513500		04072010_997
4471-4475 ½	ILLINOIS	ST	4460521100		04072010_1004; 04072010_1006
4477-4481 ½	ILLINOIS	ST	4460521000		04072010_1005; 04072010_1006
4501	ILLINOIS	ST	4460520700		04072010_1002
3510-3514	INDIANA	ST	4523611400		04082010_1137
3522-3524	INDIANA	ST	4523611500		04082010_1138
3528	INDIANA	ST	4523611700		04082010_1140
3530-3532	INDIANA	ST	4523611600		04082010_1139
3544	INDIANA	ST	4523611800		04082010_1141
3547-3551	INDIANA	ST	4523620900		04082010_1155; 04082010_1156
3602-3608	INDIANA	ST	4523612000		04082010_1142
3610-3616	INDIANA	ST	4523612010		04082010_1143
3620	INDIANA	ST	4523612904		04082010_1144; 04082010_1145
3634-3638	INDIANA	ST	4523612400		04082010_1146
3644	INDIANA	ST	4523612500		04082010_1148
3650	INDIANA	ST	4523612600		04082010_1149
3937-3939	IOWA	ST	4464323000	Thrift Trader	06022010_1750
4030-4040	IOWA	ST	4463821900		04082010_1236
4077-4083	IOWA	ST	4463830400		04082010_1234

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4118-4124	IOWA	ST	4463221900		04082010_1229
4218-4228	IOWA	ST	4462510900		04082010_1232; 04082010_1233
2926-2940	JUNIPER	ST	5390910600		01272010_293; 01272010_294; 01272010_295
3004-3022	JUNIPER	ST	5391010200		01282010_402
3054	JUNIPER	ST	5391010700	HRB #747	01272010_256
2802	KALMIA	PL	5390120100		01272010_317; 01272010_326
2812	KALMIA	PL	5390120200		01272010_318
2820	KALMIA	PL	5390120300		01272010_319
2825	KALMIA	PL	5390111600		01272010_303
2835	KALMIA	PL	5390111500		01272010_304
2837	KALMIA	PL	5390111400		01272010_306; 01272010_305
2839	KALMIA	PL	5390111300		01272010_307
2845	KALMIA	PL	5390111100		01272010_308
2848	KALMIA	PL	5390120400		01272010_320; 01272010_321
2851	KALMIA	PL	5390111000		01272010_309
2857	KALMIA	PL	5390110900		01272010_310
2858	KALMIA	PL	5390120500		01272010_322
2869	KALMIA	PL	5390112100		01272010_311
2875	KALMIA	PL	5390110400		01272010_312
2876	KALMIA	PL	5390120600		01272010_323
2881	KALMIA	PL	5390110300		01272010_313
2886	KALMIA	PL	5390120700		01272010_324
2887	KALMIA	PL	5390110200		01272010_314
2893	KALMIA	PL	5390110100		01272010_315; 01272010_316
2894	KALMIA	PL	5390120800		01272010_325
3971-3981	KANSAS	ST	4464120300		04082010_1220
4110-4116	KANSAS	ST	4463022100		04082010_1218; 04082010_1219
4416-4430	KANSAS	ST	4461022000		04072010_1026
2975	LAUREL	ST	5390213100	Laurel Manor	06012010_1653; 06012010_1654; 06012010_1652
2981	LAUREL	ST	5390213100	Laurel Manor	06012010_1653; 06012010_1654; 06012010_1652
2925	LINCOLN	AV	4464122400		06022010_1721
2928-2936	LINCOLN	AV	4463631500		06022010_1722; 06022010_1723
2940	LINCOLN	AV	4463631600		06022010_1672
3981-3985	LOUISIANA	ST	4456910200		04082010_1179
4370-4394	LOUISIANA	ST	4453323000		04072010_1061; 04072010_1062
4373-4379	LOUISIANA	ST	4453410400		04072010_1063
4418-4424	LOUISIANA	ST	4452311700		04072010_1069
4509	LOUISIANA	ST	4451531300		04082010_1206
4515	LOUISIANA	ST	4451531200		04082010_1205
4521	LOUISIANA	ST	4451531100		04082010_1204

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4531	LOUISIANA	ST	4451531000		04082010_1203
4535	LOUISIANA	ST	4451530900		04082010_1202
4541	LOUISIANA	ST	4451530800		04072010_1088
4549	LOUISIANA	ST	4451530700		04072010_1087
4555	LOUISIANA	ST	4451530600		04072010_1086
4561	LOUISIANA	ST	4451530500		04072010_1085
4577	LOUISIANA	ST	4451530300		04072010_1083
4579-4581	LOUISIANA	ST	4451530200		04072010_1082
3957-3959	MISSISSIPPI	ST	4456820700		04082010_1172
4026-4030	MISSISSIPPI	ST	4455621800		04082010_1171
4057-4063	MISSISSIPPI	ST	4455710600		04082010_1170
4081-4087	MISSISSIPPI	ST	4455710300		04082010_1167; 04082010_1168
4351-4355 ½	MISSISSIPPI	ST	4453320700		04072010_1066
4679-4683	MISSISSIPPI	ST	4450620300		04072010_1052
3029-3039 ½	MONROE	AV	4461232300		04072010_1010; 04072010_1011
1717	MYRTLE	AV	4524820200		04082010_1154
1725-1729	MYRTLE	AV	4524821400		04082010_1153
1732-1744	MYRTLE	AV	4523611301		04082010_1150; 04082010_1136
1735	MYRTLE	AV	4524821301		04082010_1152
1739-1755	MYRTLE	AV	4524821200		04082010_1151
3034	MYRTLE	AV	4534211300		04092010_1436
2900	NORTH PARK	WY	4531221202	Parking structure	06022010_1687
3015	NORTH PARK	WY	4531331200		06022010_1738
3040-3044	NORTH PARK	WY	4531510800		06022010_1739
3226	NUTMEG	ST	4536820500	St. Augustine High School	04092010_1488; 04092010_1489; 04092010_1490
3925	OHIO	ST	4464140800	Dixie Lumber Company	06022010_1729
3935	OHIO	ST	4464140700	Mathews Cleaners	06022010_1728
3949	OHIO	ST	4464140500		06022010_1727
3950	OHIO	ST	4464140400		06022010_1724
3969	OHIO	ST	4464142600		06022010_1726
3991-3993	OHIO	ST	4464142500		06022010_1725
4350-4364	OHIO	ST	4461631600		04072010_991
4469-4517	OHIO	ST	4460513600	Palm Court	06022010_1791; 06022010_1792; 06022010_1793
4474-4482	OHIO	ST	4461232400		04072010_989
4502-4512	OHIO	ST	4460531800		04072010_988
4557-4563	OHIO	ST	4460510600		04072010_987
4349-4355	OREGON	ST	4453610800		04072010_1047
4365-4369	OREGON	ST	4453610600		04072010_1046
4474-4480	OREGON	ST	4452512800		04072010_1043
4541-4547	OREGON	ST	4451720900		04072010_1044

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
4714-4724	OREGON	ST	4382521900		04072010_982
4723-4731	OREGON	ST	4382601100		04072010_985
4860	OREGON	ST	4382301600	Academy of Our Lady of Peace	04072010_975; 04072010_976; 04072010_977
2875	PALM	ST	4536322500	HRB #872	01282010_414; 01282010_415
2889	PALM	ST	4536322500	HRB #872	01282010_414; 01282010_415
2941	PALM	ST	4536332500	David Drake House, HRB #423	01282010_428
4744	PANORAMA	DR	4381501900	George Hawley House	10272009_016
3401	PARK	BL	4524820800		04082010_1130
3411	PARK	BL	4524820700		04082010_1129
3421-3431	PARK	BL	4524821501		04082010_1127; 04082010_1128
3445	PARK	BL	4524820100		04082010_1126
3501	PARK	BL	4523611200		04082010_1125
3511	PARK	BL	4523611100		04082010_1124
3521	PARK	BL	4523611000		04082010_1123
3525-3525 ½	PARK	BL	4523610900		04082010_1122
3535	PARK	BL	4523610800		04082010_1121
3541	PARK	BL	4523612700		04082010_1120
3611	PARK	BL	4523610500		04082010_1119
3621	PARK	BL	4523610400		04082010_1118
3635	PARK	BL	4523612800		04082010_1117
3645	PARK	BL	4523612800	Embassy Hotel	04082010_1116
3655	PARK	BL		St. Spyridon Greek Orthodox Church	04082010_1115
3727	PARK	BL			04082010_1114
3783	PARK	BL	4522010700		04082010_1112
3791	PARK	BL	4522010600	Nile Apartments	04082010_1111
3993	PARK	BL	4456603100	Grace Lutheran Church, HRB #293	04082010_1110
4033	PARK	BL	4455510600		04082010_1107
4049-4063	PARK	BL	4455510400		04082010_1106
4175	PARK	BL		Henry's Farmers Market	04082010_1105
4193	PARK	BL	4455010100	University Heights Branch Library	04082010_1104
4237-4251	PARK	BL	4453800100	Piggly Wiggly Building	06032010_1801
4537-4541	PARK	BL	4451310800		04072010_1076
4573-4587	PARK	BL	4451310200		04072010_1074; 04072010_1075
4617-4619	PARK	BL	4450421200		10282009_032
4651	PARK	BL	4450420800		10282009_027
4655-4663	PARK	BL	4450420300		10282009_016
3019	POLK	AV	4463640300		06022010_1719

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3076-3090	POLK	AV	4463213200	Korean Church of Seventh Day Adventists	04082010_1228
3002-3016	QUINCE	ST	4536010400	Roosevelt Court	10292009_004
3800-3804	RAY	ST	4531230700		06022010_1734
3803	RAY	ST	4531510700		06022010_1733
3809-3815	RAY	ST	4531510600		06022010_1732
3812	RAY	ST	4531230800		06022010_1737
3817-3821	RAY	ST	4531510500		06022010_1731
3820-3824	RAY	ST	4531230900		06022010_1735
3823-3827	RAY	ST	4531510400		06022010_1730
3830	RAY	ST	4531231000		06022010_1736
2860	REDWOOD	ST	4535320200		10282009_089
1910	ROBINSON	AV	4530111100		04092010_1243; 04092010_1244; 04092010_1245
1808	SPALDING	PL	4450420400		10282009_021
1810	SPALDING	PL	4450420500		10282009_022
1814	SPALDING	PL	4450420600		10282009_023
1815	SPALDING	PL	4450420700		10282009_020
1817	SPALDING	PL	4450422600		10282009_019
1818	SPALDING	PL	4450422700		10282009_024
1831	SPALDING	PL	4450422500		10282009_018
1832	SPALDING	PL	4450422800		10282009_025
1837	SPALDING	PL	4450422400		10282009_017
1838	SPALDING	PL	4450422900		10282009_026
3009-3015	SUNCREST	DR	4383020200		04072010_986
3405	TEXAS	ST	4533721000		04092010_1374
3406	TEXAS	ST	4533711000	HRB #832	04092010_1375
3535	TEXAS	ST	4533120800		04092010_1364
4502	TEXAS	ST	4451534000		04082010_1090
4510	TEXAS	ST	4451534100		04082010_1091
4516	TEXAS	ST	4451534200		04082010_1092
4522	TEXAS	ST	4451534300		04082010_1093
4530	TEXAS	ST	4451534400		04082010_1094
4536	TEXAS	ST	4451534500		04082010_1095
4542	TEXAS	ST	4451534600		04082010_1096
4558	TEXAS	ST	4451534800		04082010_1098
4562	TEXAS	ST	4451534900		04082010_1099
4564	TEXAS	ST	4451535000		04082010_1100
4570	TEXAS	ST	4451535100		04082010_1101
4576	TEXAS	ST	4451535200		04082010_1102
4577-4583	TEXAS	ST	4451610500		04072010_1051
4586	TEXAS	ST	4451535300		04082010_1103

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3030	THORN	ST	4534912600	Trinity United Methodist Church	06012010_1647
1807-1821	UNIVERSITY	AV	4522010100		06032010_1794; 06032010_1795
2505	UNIVERSITY	AV	4530710100	San Diego Collision Center	06032010_1796
2525-2543	UNIVERSITY	AV	4530711000		06032010_1797; 06032010_1798
2835	UNIVERSITY	AV	4531120100		06022010_1780
2839-2843	UNIVERSITY	AV	4531120200		06022010_1779
2849-2859	UNIVERSITY	AV	4531121300		06022010_1778
2852-2866	UNIVERSITY	AV	4464113400		06022010_1781
2861	UNIVERSITY	AV	4531121300		06022010_1777
2867-2875	UNIVERSITY	AV	4531210100	Granada Building	06022010_1774
2877-2879	UNIVERSITY	AV	4531210200	Pekin Café	06022010_1773
2888-2894	UNIVERSITY	AV	4464112000		06022010_1785
2884	UNIVERSITY	AV	4464111900		06022010_1782
2893-2899	UNIVERSITY	AV	4531210500	North Park Theater, HRB #245	06022010_1772
2900-2912	UNIVERSITY	AV	4464121000	Newman Building	06022010_1783; 06022010_1784; 06022010_1785
2911-2917	UNIVERSITY	AV	4531220100		06022010_1771
2920-2922	UNIVERSITY	AV	4464121100		06022010_1786
2927	UNIVERSITY	AV	4531221000		06022010_1686
2930-2948	UNIVERSITY	AV	4464121200		06022010_1685
3001-3009	UNIVERSITY	AV	4531230100		06022010_1704
3002-3018	UNIVERSITY	AV	4464130600		06022010_1703
3005-3027	UNIVERSITY	AV	4531231100		06022010_1704
3016-3020	UNIVERSITY	AV	4464130700		06022010_1765
3026-3036	UNIVERSITY	AV	4464130800		06022010_1764
3029	UNIVERSITY	AV	4531510300	J. C. Penney Building	06022010_1767; 06022010_1766
3038	UNIVERSITY	AV	4464130900		06022010_1763
3039-3041	UNIVERSITY	AV	4531510200		06022010_1768
3043-3049	UNIVERSITY	AV	4531510100		06022010_1769
3054	UNIVERSITY	AV	4464140900		06022010_1762
3055	UNIVERSITY	AV	4531520100		06022010_1741
3060-3064	UNIVERSITY	AV	4464141000		06022010_1761
3063-3065	UNIVERSITY	AV	4531520200		06022010_1742
3067	UNIVERSITY	AV	4531520300		06022010_1743
3068-3070	UNIVERSITY	AV	4464141100		06022010_1760
3074-3080	UNIVERSITY	AV	4464141200		06022010_1759
3081-3083	UNIVERSITY	AV	4531520400		06022010_1744
3085-3089	UNIVERSITY	AV	4531520500		06022010_1745
3090-3092	UNIVERSITY	AV	4464141300		06022010_1758
3101	UNIVERSITY	AV	4531611500		06022010_1746

NUMBER	STREET	SUF	APN	PROPERTY NAME	IMAGE NAME(S)
3102-3104	UNIVERSITY	AV	4464311500		06022010_1757
3108-3112	UNIVERSITY	AV	4464311600		06022010_1756
3117-3119	UNIVERSITY	AV	4531611400		06022010_1747
3118-3120	UNIVERSITY	AV	4464311700		06022010_1755
3124-3130	UNIVERSITY	AV	4464311800		06022010_1754
3131	UNIVERSITY	AV	4531610200		06022010_1748
3134-3138	UNIVERSITY	AV	4464311900		06022010_1753
3139	UNIVERSITY	AV	4531610100		06022010_1749
3140-3148	UNIVERSITY	AV	4464312000		06022010_1752
3152	UNIVERSITY	AV	4464322700		06022010_1751
1714-1720	UPAS	ST	4524820900		04082010_1131
1728-1738	UPAS	ST	4524821000		04082010_1132; 04082010_1133
1740	UPAS	ST	4524821601		04082010_1134
3036	UPAS	ST	4534410700	West Coast Auto Body and Paint	04092010_1439; 04092010_1437
3040	UPAS	ST	4534411600	Skelley's Garage	04092010_1438
3795	UTAH	ST	4531020100	Masonic Temple/Silver Gate Lodge	06022010_1788
3927	UTAH	ST	4464111300	North Park Lions	06042010_1892
3936-3940	UTAH	ST	4457121600		04082010_1214
4142-4150	UTAH	ST	4463012700		04082010_1215; 04082010_1216
4341-4353	UTAH	ST	4461610900		04072010_1030
4409-4415	UTAH	ST	4461021400		04072010_1029
4430-4440	UTAH	ST	4461012200		04072010_1034
4442-4452	UTAH	ST	4461012300		04072010_1035
4460-4470	UTAH	ST	4461012500		04072010_1036
3585	VILLA	TR	4533320400		04092010_1431
3525	WILSHIRE	TR	4532821000	HRB #676	04092010_1430

APPENDIX C: Residential Tracts & Subdivisions

The tables below include basic information about the subdivisions and tracts that comprise the North Park community plan area. The residential tracts are divided into four groups, based upon the chronological periods in which they were originally subdivided (through 1916; 1917-1929; 1930-1945; and subdivision date unknown).

Residential Tracts Subdivided through 1916.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Arizona Street		1912	1910s-1920s			One block between Arnold, Arizona, Myrtle and Dwight; portion of the Park Villas tract
Aurora Heights	Edward Fletcher, William B. Gross	1912			Palm St, Dale St, 30th St, Nutmeg St	Subdivision of A.O. Wallace's Subdivision
Blair's Highland Addition	Robert Blair	1905/1906	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Redwood St, 30th St, Palm St, Dale St, Nutmeg St, 28th St (2004 NP Survey); Edgar St, 30th St, Woodroof Ave, 28th St (Tract Map)	Subdivision of A.O. Wallace's Subdivision
Burlingame	McFadden & Buxton	1912	1910s-1920s		30th St, 32nd St, Burlingame St, Kalmia St	
Frary Heights	Frank P. Frary	1904	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Upas St, 32nd St, Palm St, Herman St, Olive St, 31st St, Thorn St, 30th St (2004 NP Survey); Generally: 32nd St, Upas St, 30th St, Woodroof Ave (Tract Map)	In 1905 the first house is built for Mayor Frary at 3227 Grim Ave.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Hartley's North Park	Mary J. Hartley	910 Covington); 911/1912 Tract Map)	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	University Ave, 32nd St, Landis St, 31st St, Dwight St, Ray St (2004 NP Survey); Generally: University Ave, Ray St, Missouri St, Landis St (Tract Map)	Subdivision of Park Villas
Lynhurst	A. Johnson Jr. & A.S. Arcole	1910	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, 30th St, Thorn St, 29th St	
McFadden & Buxton's North Park			1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Landis St, 32nd St, Dwight St, 31st St	
O'Neall Terrace			1920s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, Granada Ave, Thorn St, 28th St	
Pacific Building Co. Tract 3: Idaho and Lincoln	Pacific Building Co.	1907-1909				The 1910 Federal census records 28 working-class households in this tract with 75 households in the greater University & 30th area.
Park Villas			1920s-1930s	Craftsman/ California Bungalow; Mission Revival	University Ave, 28th St, Upas St, Arizona St	Dryden and Bryan residences in this tract; commercial development along University Ave.; early residences at 3630 28th St., 3644 28th St., 3574 28th St., 3432 Oregon, 2738 Upas, etc.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Park Villas		1887			Western Portion, Generally: Arizona St (formerly Choate Ave), Wightman St, Upas St, Pemberton Ave; Eastern Portion, Generally: Robinson Ave, Wightman St, Upas St, Boundary St	
Park Villas, Resubdivision of Block 80	Southern Trust & Savings Bank	1912			Dwight St, Arizona St, Arnold St, Myrtle St	
Pauly's Addition		1879	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	University Ave, Arizona St, Upas St, Alabama St (2004 NP Survey); Alabama St, Wightman St, Upas St, Arizona St (formerly Choate Ave)	Early cottages on Arizona between Dwight and Landis; frame cottage at 3545 Mississippi (1922)
S. Gurwell Heights	S. Gurwell	1905/1906	1910s-1920s	Craftsman/ California Bungalow; Spanish Colonial Revival	Redwood St, 31st St, Olive St, 30th St (2004 NP Survey); Generally: 30th St, Woodroof Ave, Alaska Ave (Tract Map)	First building is built for Mrs. Orendorff on Quince near 30th; two Dryden houses in this tract at 3039 and 3049 Palm; other Dryden cottages are built along Olive and 30th from 1924
St. Louis Heights/ Maynard Subdivision	O.M. Schmidt	1904	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Upas St, 29th St, Thorn St (formerly Crane St), 28th St	Subdivision of A.O. Wallace's Addition

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
University Heights	College Hill Land Association	1888	1920s-1930s	Craftsman/ California Bungalow; Mission Revival	Mission Valley, 805 Freeway, University Ave, Arizona St, Upas St, Georgia St, Robinson Ave, Park Blvd, Adams Ave (2004 NP Survey); Generally: Adams Ave, Main St, Fillmore Ave, Boundary St (Tract Map)	Block pattern is rectangular block with length oriented east-west
Valle Vista Terrace	College Hill Land	1907	1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Mission Valley, Texas St, Adams Ave, Panorama Dr	Created on the premise of a University being established in the area; the first residence is the Hawley Residence on Panorama Drive, designed by Hebbard and Gill
Wallace Heights	Herbert L. Emery	1903-1904	1910s-1920s	Craftsman/ California Bungalow; Mission Revival; Spanish Colonial Revival	Thorn St (formerly Crane St), Dale St (formerly Dunkin St), Redwood St (formerly Edgar St), Granada Ave (formerly Wescott St)	Block pattern is rectangular block with length oriented east/west; subdivision of A.O. Wallace's Addition
West End		1873	1910s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	University Ave, Ray St, Upas St, 28th St	Block pattern is square without central alleys

Residential Tracts Subdivided 1917-1929.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Alta Dena	Union Trust Company of San Diego			Craftsman/ California Bungalow; Mission Revival	Upas St, Boundary St, 32nd St, Redwood St	A subdivision of the Pacific Build Co. tract
Balboa Square	Welsh & Campbell	1922				
Burlingame Manor		1925		Craftsman/ California Bungalow and Spanish Colonial Revival (Forest Heights); Minimal Traditional and Spanish Colonial Revival (New San Diego)		Bounded by Juniper, Felton, 32nd and Maple; encompasses all of Forest Heights and part of New San Diego; block patterns is square without central alleys
Carmel Heights	Union Trust Company of San Diego; Southern Trust & Commerce Bank	1922	1920s-1930s	Spanish Colonial Revival; Craftsman/ California Bungalow	Redwood St, Boundary St, Nutmeg St, 32nd St (2004 NP Survey); Nutmeg St, Felton St, Palm St, McKinley St, Redwood St, Boundary St (Tract Map)	Subdivision of the Pacific Building Co. tract; block pattern is rectangular block with length oriented east/west
Kalmia Place	Lewis P. Delano	1923	1920s-1950s		Kalmia Place, west of 29th Street	
M. Gurwell's Subdivion/ Wallace Addition	Martin Gurwell & The San Diego Savings Bank	1920/1921	1920s-1950s	Craftsman/ California Bungalow; Mission Revival	Thorn St, 30th St, Redwood St, Dale St	Subdivision of A.O. Wallace Subdivision
Montclair					Generally: Franklin Ave, Boundary St, Thorn St (formerly Kearney St), Nelson Ave, Wabash Ave	

Residential Tracts Subdivided 1930-1945.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Burlingame Knolls		1938			32nd St, 33rd St, Nutmeg St, Maple St	Subdivided from the northern-most section of the Eastern Addition tract; one block; many houses designed by local master architect Richard Requa; the first Requa house erected at 2636 33rd St; others in the 2600 block of 33rd St.
Wilshire Terrace		1938				Subdivided from the Eastern Addition tract; near Balboa Park on the ridge above Florida Canyon; block pattern is alleys with residential development

Residential Tracts Subdivision Date Unknown.

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Bancroft Terrace/ New San Diego			1920s-1940s	Minimal Traditional; Craftsman/ California Bungalow	Juniper St, 33rd St, Ivy St, Bancroft St	Block pattern is square without central alleys
Crestwood Place						Block pattern is alleys with residential development
Eastern Addition			1930s-1940s	Minimal Traditional; Spanish Colonial Revival	Nutmeg St, Teresita St, Maple St, 32nd St	
Forest Heights			1920s-1930s	Craftsman/ California Bungalow; Spanish Colonial Revival	Kalmia St, 33rd St, Ivy St, Bancroft St, Hawthorne St, 32nd St	
Gurwell Heights/ Frary Heights			1910s-1920s	Craftsman/ California Bungalow; Mission Revival	Thorn St, 31st St, Redwood St, 30th St	
New San Diego			1920s-1940s	Minimal Traditional; Spanish Colonial Revival	Maple St, Hawthorne St, 33rd St, Kalmia St, 32nd St	
Pamela Park			1940s-1950s	Minimal Traditional; Ranchette/Ranch	Palm St, 32nd St, Nutmeg St, Nutmeg Pl	
Park Addition						Block pattern is rectangular block with length oriented east/west
Park Villa Drive						Block pattern is alleys with residential development

TRACT	OWNER/ DEVELOPER	SUBDIVISION DATE	MAJOR PERIOD OF DEVELOPMENT	ASSOCIATED ARCHITECTURAL STYLES	BOUNDARIES	NOTES
Seaman & Choates Addition			1920s-1930s	Mission Revival; Craftsman/California Bungalow; Minimal Traditional; Spanish Colonial Revival	Alley N of Juniper St, 30th St, Juniper St, 28th St	
Shirley Ann						Block pattern is alleys with residential development
Spalding Place						Block pattern is alleys with residential development
University Heights/ Higgins Addition			1920s-1930s	Craftsman/California Bungalow; Spanish Colonial Revival	Robinson Ave, Georgia St, Myrtle Ave, Indiana St	Block pattern is rectangular block with length oriented east/west
University Heights/ Kimmel Heights			1920s-1940s	Craftsman/California Bungalow; Mission Revival	Copley Ave, 30th St, Suncrest Dr, Kansas St, Collier Ave, Utah St	Block pattern is rectangular block with length oriented east/west
University Heights/ Parkcrest			1900s-1910s	Craftsman/California Bungalow; Minimal Traditional	Adams Ave, Georgia St, Madison Ave, Park Blvd	Block pattern is rectangular block with length oriented east/west
Unknown			1910s-1920s	Craftsman/California Bungalow; Mission Revival	Alley N of Juniper St, 32nd St, Juniper St, 30th St	
Wright Subdivision/ Delano Tract			1920s-1930s	Spanish Colonial Revival; Mission Revival; Minimal Traditional	Kalmia Pl, 29th St, 28th St	

APPENDIX D: Master Architects & Builders[27]

Architects

Banning, Erwin T.
Brenk, Earl Josef
Calland & Eden
Delawie, Homer
Farr, Harry
Gibb, William E.
Gill, Irving
Groves, J.S.
Haufbauer, Clyde
Hebbard, William Sterling
Hope, Frank, Jr.
Hurlburt, Ralph
Keller, Walter
Love, John
Mead & Requa
Norbeck, J. E.
Quayle Brothers (Charles and Edward)
Requa, Richard S.
Ruocco, Lloyd Pietrantonio
Salyers, Charles
Stephenson, Frank W.
Tuttle, E.
Veitzer, Leonard
Wheeler, William Henry
Wheeler, Richard George
Winslow, Carleton Monroe

Builders

Anderson, L.C.
Brock Building Co.
Bryans, Edward F.
Dennstedt Co.
Dryden, David Owen
F. E. Young Company (Francis Young)
Golden, H.M.
Hawkins, William
Hayes & Jackson
Hurlburt & Tifal Company
Kelley, Joseph C.
Keyes, Arthur E.
Klicka Lumber Company
Larsen, Bernard O.
Lovett, John H.
Lowerison & Wolstencroft
Melhorn, Martin V.
Newman, Edward W.
Norris, Erwin D.
Pacific Building Co.
Pearson, Pear
Radford Building Co.
Ruplinger, R.P.
Schreiber, Alexander
Siguard G. Nordberg & Co.
Swift, Charles C.
Thomas Carter Construction Co.
Torgerson, Ben
West, Robert
Williams, Charles M.

Other Building Tradesmen

Ray Anderson, master plasterer
William Bell, golf course architect

[27] For biographical information on these practitioners, see City of San Diego Historical Resources Board, "Biographies of Established Masters," City of San Diego, May 12, 2008.

APPENDIX E: Properties in Potential Historic Districts

28th Street Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2609	28TH	ST	4536911400	1953		Non-Contributing
2615	28TH	ST	4536911300	1951		Non-Contributing
2621	28TH	ST	4536911200	1960		Non-Contributing
2629	28TH	ST	4536910300	1928	Martin J. Healey House, HRB #444	Designated
2639	28TH	ST	4536910200	1923	Josephine Shields House, HRB #609	Designated
2645	28TH	ST	4536910100	1924	Edwin and Rose Emerson/Hurlburt and Tifal House, HRB #697	Designated
2705	28TH	ST	4536311000	1930		Contributing
2711	28TH	ST	4536310900	1929		Contributing
2721	28TH	ST	4536310800	1929		Contributing
2727	28TH	ST	4536310700	1929		Contributing
2737	28TH	ST	4536310600	1927	Rolland C. Springer House, HRB #388	Designated
2749	28TH	ST	4536310500	1930		Contributing
2807	28TH	ST	4536310400	1930	Louis and Jane Florentin House, HRB #720	Designated
2815-2819	28TH	ST	4536310300	1930		Non-Contributing
2829	28TH	ST	4536310200	1930		Contributing
2841	28TH	ST	4536310100	1938		Contributing
2903	28TH	ST	4535811100	1930		Non-Contributing
2923	28TH	ST	4535810900	1930		Non-Contributing
2929	28TH	ST	4535810800	1930		Non-Contributing
2937	28TH	ST	4535810700	1925		Contributing
3005	28TH	ST	4535810500	1925		Contributing
3021	28TH	ST	4535810300	1928	Jack Rosenberg House, HRB #550	Designated
3031	28TH	ST	4535810200	1925		Non-Contributing
3037	28TH	ST	4535810100	1936	Paul E Stake/George W. Schilling House, HRB #356	Designated
3103	28TH	ST	4535201100	1939	Beers-La Cava/Kosmas House	Designated
3117	28TH	ST	4535201000	1931	Antoine and Jeanne Frey/Rear Admiral Francis Bacon House, HRB #627	Designated

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
3123	28TH	ST	4535200900	1926		Non-Contributing
3133	28TH	ST	4535200800	1926	Sam and Mary McPherson/Ralph E. Hurlburt and Charles H. Tifal House	Designated
3143	28TH	ST	4535200700	1956		Non-Contributing
3205	28TH	ST	4535200600	1933		Contributing
3211	28TH	ST	4535200500	1926		Contributing
3221	28TH	ST	4535200400	1927		Contributing
3229	28TH	ST	4535200300	1953		Non-Contributing
3235	28TH	ST	4535200200	1942		Non-Contributing
3245	28TH	ST	4535200100	1942		Non-Contributing
3303	28TH	ST	4534710100	1921	Owen S. & Rose L. King House, HRB #789	Designated
3321	28TH	ST	4534710200	1922		Non-Contributing
3327	28TH	ST	4534710300	1925		Non-Contributing
3341	28TH	ST	4534710400	1924		Contributing
3353	28TH	ST	4534710500	1930		Non-Contributing
3361	28TH	ST	4534710600	1925		Contributing
3369	28TH	ST	4534710700	1937		Contributing
3375	28TH	ST	4534710800	1936		Contributing
3383	28TH	ST	4534710900	1920		Non-Contributing
3393	28TH	ST	4534711000	1935		Contributing

30th Street/University Avenue Commercial Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
				1993	North Park Sign	Non-Contributing
3750-3752	30th	ST	4531320700	1930		Contributing
3753	30th	ST	4531330600	1950		Contributing
3758-3764	30th	ST	4531320800	1930		Contributing
3763-3773	30th	ST	4531320900	1990		Non-Contributing
3768-3772	30th	ST	4531320900	1930		Contributing
3774-3778	30th	ST	4531321000	1930		Contributing
3784-3786	30th	ST	4531321100	1930		Contributing
3793-3795	30th	ST	4531330100	1932		Contributing
3794	30th	ST	4531321200	1929		Contributing
3801	30th	ST	4531230600	1926		Contributing
3811-3815	30th	ST	4531230500	1930		Non-Contributing
3823	30th	ST	4531230400	1930		Non-Contributing
3827-3829	30th	ST	4531230300	1926		Contributing
3835-3837	30th	ST	4531230200	1930		Contributing
3910-3918	30th	ST	4464121300	1930		Non-Contributing
3919	30th	ST	4464130502	1990		Non-Contributing
3921	30th	ST	4464130400	1990		Non-Contributing
3926-3930	30th	ST	4464121400	1955		Non-Contributing
3933	30th	ST	4464130300	1930		Contributing
3934-3936	30th	ST	4464122700	1935		Contributing
3944	30th	ST	4464121600	1960		Contributing
3950-3952	30th	ST	4464121700	1930		Contributing
3956-3960	30th	ST	4464121900	1955		Contributing
3957-3959	30th	ST	4464131664	2000		Non-Contributing
3964-3966	30th	ST	4464122000	1924		Contributing
3972-3974	30th	ST	4464121800	1955		Contributing
3980-3982	30th	ST	4464122200	1955		Contributing
3983-3985	30th	ST	4464130200	1955		Contributing
3986	30th	ST	4464122300	1945		Contributing
3990-3994	30th	ST	4464122500	1950		Contributing
3991-3993	30th	ST	4464130100	1950		Contributing
4005-4009	30th	ST	4463641100	1980		Non-Contributing
4010-4014	30th	ST	4463631700	1950		Contributing
4018	30th	ST	4463631800	1950		Contributing
4026-4028	30th	ST	4463631900	1950		Contributing
4031-4033	30th	ST	4463641000	1960		Contributing
4034-4036	30th	ST	4463632000	1950		Contributing
4040	30th	ST	4463632100	1980		Non-Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4045	30th	ST	4463640900	1920		Non-Contributing
4046-4052	30th	ST	4463632200	1950		Contributing
4057-4063	30th	ST	4463640700	1939		Non-Contributing
4060	30th	ST	4463632300	1960		Contributing
4069-4071	30th	ST	4463640600	1930		Non-Contributing
4075-4077	30th	ST	4463640500	1930		Non-Contributing
4081-4087	30th	ST	4463640400	1960		Contributing
4082	30th	ST	4463632600	1956		Non-Contributing
4093-4095	30th	ST	4463640100	1956		Non-Contributing
4094-4096	30th	ST	4463632700	1940		Contributing
3829-3831	Granada	AV	4531210300	1921		Contributing
3855-3865	Granada	AV	4531210100	1921		Non-Contributing
3812	Grim	AV	4531510900	1955		Contributing
2925	Lincoln	AV	4464122400	1930		Contributing
2928-2936	Lincoln	AV	4463631500	1950		Contributing
2940	Lincoln	AV	4463631600	1950		Contributing
2900	North Park	WY	4531221202	2000	Parking structure	Non-Contributing
3015	North Park	WY	4531331200	1939		Contributing
3040-3044	North Park	WY	4531510800	1955		Contributing
3925	Ohio	ST	4464140800	1915	Dixie Lumber Company	Contributing
3935	Ohio	ST	4464140700	1959	Mathews Cleaners	Contributing
3949	Ohio	ST	4464140500	1960		Contributing
3950	Ohio	ST	4464140400	2000		Non-Contributing
3969	Ohio	ST	4464142600	1960		Contributing
3991-3993	Ohio	ST	4464142500	1930		Non-Contributing
3019	Polk	AV	4463640300	1955		Contributing
3800-3804	Ray	ST	4531230700	1926		Contributing
3803	Ray	ST	4531510700	1920		Contributing
3809-3815	Ray	ST	4531510600	1937		Contributing
3812	Ray	ST	4531230800	1965		Non-Contributing
3817-3821	Ray	ST	4531510500	1955		Contributing
3820-3824	Ray	ST	4531230900	1938		Contributing
3823-3827	Ray	ST	4531510400	1930		Contributing
3830	Ray	ST	4531231000	1928		Contributing
2835	University	AV	4531120100	1930		Contributing
2839-2843	University	AV	4531120200	1930		Contributing
2849-2859	University	AV	4531121300	1930		Contributing
2852-2866	University	AV	4464113400	1930		Contributing
2861	University	AV	4531121300	1930		Non-Contributing
2867-2875	University	AV	4531210100	1921	Granada Building	Contributing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
2877-2879	University	AV	4531210200	1931	Pekin Café	Contributing
2884	University	AV	4464111900	1930		Contributing
2888-2894	University	AV	4464112000	1930		Contributing
2893-2899	University	AV	4531210500	1928	North Park Theater, HRB #245	Designated
2900-2912	University	AV	4464121000	1929	Newman Building	Individually Significant
2911-2917	University	AV	4531220100	1928		Designated
2920-2922	University	AV	4464121100	1929		Contributing
2927	University	AV	4531221000	1970		Non-Contributing
2930-2948	University	AV	4464121200	1912		Contributing
3001-3009	University	AV	4531230100	1990		Non-Contributing
3002-3018	University	AV	4464130600	1928		Contributing
3005-3027	University	AV	4531231100	1990		Non-Contributing
3016-3020	University	AV	4464130700	1922		Contributing
3026-3036	University	AV	4464130800	1955		Contributing
3029	University	AV	4531510300	1942	J. C. Penney Building	Individually Significant
3038	University	AV	4464130900	1950		Contributing
3039-3041	University	AV	4531510200	1935		Contributing
3043-3049	University	AV	4531510100	1926		Non-Contributing
3054	University	AV	4464140900	1929		Contributing
3055	University	AV	4531520100	1956		Contributing
3060-3064	University	AV	4464141000	1930		Contributing
3063-3065	University	AV	4531520200	1930		Contributing
3067	University	AV	4531520300	1949		Contributing
3068-3070	University	AV	4464141100	1960		Contributing
3074-3080	University	AV	4464141200	1930		Contributing
3081-3083	University	AV	4531520400	1950		Contributing
3085-3089	University	AV	4531520500	1940		Contributing
3090-3092	University	AV	4464141300	1955		Contributing
3101	University	AV	4531611500	1975		Non-Contributing
3102-3104	University	AV	4464311500	1955		Contributing
3108-3112	University	AV	4464311600	1955		Non-Contributing
3117-3119	University	AV	4531611400	1955		Contributing
3118-3120	University	AV	4464311700	1940		Contributing
3124-3130	University	AV	4464311800	1950		Contributing
3131	University	AV	4531610200	1950		Contributing
3134-3138	University	AV	4464311900	1955		Contributing
3139	University	AV	4531610100	1956		Contributing
3140-3148	University	AV	4464312000	1950		Contributing
3927	Utah	ST	4464111300	1949	North Park Lions	Contributing

Kalmia Place Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
				1923	Kalmia Place Subdivision Markers	Contributing
2837	KALMIA	PL	5390111400	1955		Contributing
2802	KALMIA	PL	5390120100	1924		Contributing
2812	KALMIA	PL	5390120200	1924		Contributing
2820	KALMIA	PL	5390120300	1938		Contributing
2825	KALMIA	PL	5390111600	1951		Non-Contributing
2835	KALMIA	PL	5390111500	1958		Contributing
2839	KALMIA	PL	5390111300	1926		Contributing
2845	KALMIA	PL	5390111100	1938		Contributing
2848	KALMIA	PL	5390120400	1937		Individually Significant
2851	KALMIA	PL	5390111000	1926		Non-Contributing
2857	KALMIA	PL	5390110900	1955		Non-Contributing
2858	KALMIA	PL	5390120500	1924		Contributing
2869	KALMIA	PL	5390112100	1935		Contributing
2875	KALMIA	PL	5390110400	1923		Contributing
2876	KALMIA	PL	5390120600	1936		Non-Contributing
2881	KALMIA	PL	5390110300	1934		Non-Contributing
2886	KALMIA	PL	5390120700	1925		Non-Contributing
2887	KALMIA	PL	5390110200	1925		Contributing
2893	KALMIA	PL	5390110100	1925		Contributing
2894	KALMIA	PL	5390120800	1935		Contributing

Park Boulevard Apartment (East) Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
3510-3514	INDIANA	ST	4523611400	1925		Non-Contributing
3522-3524	INDIANA	ST	4523611500	1980		Non-Contributing
3528	INDIANA	ST	4523611700	2010		Non-Contributing
3530-3532	INDIANA	ST	4523611600	1930		Non-Contributing
3544	INDIANA	ST	4523611800	1980		Non-Contributing
3602-3608	INDIANA	ST	4523612000	1930		Contributing
3610-3616	INDIANA	ST	4523612010	1930		Contributing
3620	INDIANA	ST	4523612904	1990		Non-Contributing
3634-3638	INDIANA	ST	4523612400	1930		Contributing
3644	INDIANA	ST	4523612500	1960		Non-Contributing
3650	INDIANA	ST	4523612600	1930	Stone Manor	Contributing
1717	MYRTLE	AV	4524820200	1925		Non-Contributing
1725-1729	MYRTLE	AV	4524821400	1925		Contributing
1732-1744	MYRTLE	AV	4523611301	1925		Non-Contributing
1735	MYRTLE	AV	4524821301	1930		Non-Contributing
1739-1755	MYRTLE	AV	4524821200	1940		Contributing
3401	PARK	BL	4524820800	1930		Contributing
3411	PARK	BL	4524820700	1930		Contributing
3421-3431	PARK	BL	4524821501	1960		Non-Contributing
3445	PARK	BL	4524820100	1925		Non-Contributing
3501	PARK	BL	4523611200	1930		Contributing
3511	PARK	BL	4523611100	1930		Contributing
3521	PARK	BL	4523611000	1925		Contributing
3525-3525 ½	PARK	BL	4523610900	1925		Contributing
3535	PARK	BL	4523610800	1930		Non-Contributing
3541	PARK	BL	4523612700	1970		Non-Contributing
3611	PARK	BL	4523610500	1930		Contributing
3621	PARK	BL	4523610400	1940		Contributing
3635	PARK	BL	4523612800	1925		Non-Contributing
3645	PARK	BL	4523612800	1925	Embassy Hotel	Individually Significant
1714-1720	UPAS	ST	4524820900	1925		Contributing
1728-1738	UPAS	ST	4524821000	1930		Contributing
1740	UPAS	ST	4524821601	1960	Terrace Park Apartments	Non-Contributing

Shirley Ann Place Residential Historic District Expansion

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4509	LOUISIANA	ST	4451531300	1930		Contributing
4515	LOUISIANA	ST	4451531200	1924		Non-Contributing
4521	LOUISIANA	ST	4451531100	1924		Contributing
4531	LOUISIANA	ST	4451531000	1924		Contributing
4535	LOUISIANA	ST	4451530900	1920		Non-Contributing
4541	LOUISIANA	ST	4451530800	1924		Non-Contributing
4549	LOUISIANA	ST	4451530700	1924		Contributing
4555	LOUISIANA	ST	4451530600	1924		Contributing
4561	LOUISIANA	ST	4451530500	1925		Contributing
4577	LOUISIANA	ST	4451530300	1925		Non-Contributing
4579-4581	LOUISIANA	ST	4451530200	1935		Non-Contributing
4502	TEXAS	ST	4451534000	1924		Non-Contributing
4510	TEXAS	ST	4451534100	1924		Non-Contributing
4516	TEXAS	ST	4451534200	1924		Contributing
4522	TEXAS	ST	4451534300	1924		Contributing
4530	TEXAS	ST	4451534400	1924		Contributing
4536	TEXAS	ST	4451534500	1924		Contributing
4542	TEXAS	ST	4451534600	1924		Non-Contributing
4558	TEXAS	ST	4451534800	1926		Contributing
4562	TEXAS	ST	4451534900	1924		Contributing
4564	TEXAS	ST	4451535000	1924		Contributing
4570	TEXAS	ST	4451535100	1924		Non-Contributing
4576	TEXAS	ST	4451535200	1924		Contributing
4586	TEXAS	ST	4451535300	1924		Contributing
4509	LOUISIANA	ST	4451531300	1930		Contributing

Spalding Place Residential Historic District

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	EVALUATION
4646	GEORGIA	ST	4450422300	1909		Contributing
4656	GEORGIA	ST	4450423700	1909		Non-Contributing
4651	PARK	BL	4450420800	1926		Non-Contributing
4655-4663	PARK	BL	4450420300	1920		Non-Contributing
1808	SPALDING	PL	4450420400	1915		Contributing
1810	SPALDING	PL	4450420500	1909		Contributing
1814	SPALDING	PL	4450420600	1915		Contributing
1815	SPALDING	PL	4450420700	1909		Contributing
1817	SPALDING	PL	4450422600	1909		Contributing
1818	SPALDING	PL	4450422700	1909		Contributing
1831	SPALDING	PL	4450422500	1909		Contributing
1832	SPALDING	PL	4450422800	1909		Contributing
1837	SPALDING	PL	4450422400	1928		Contributing
1838	SPALDING	PL	4450422900	1909		Contributing

APPENDIX F: Properties in Potential Multiple Property Listing

Residential Court Multiple Property Listing

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
2309-2325	30TH	ST	5391010100	1922	
3216-3234	30TH	ST	4535402200	1922	
3236-3240	30TH	ST	4535402300	1921	
3317-3331	30TH	ST	4534911100	1923	Florence Court
3373-3379	30TH	ST	4534910500	1925	
4062-4072	30TH	ST	4463632400	1943	
4174-4188	30TH	ST	4463032200	1925	
4347-4367	30TH	ST	4461630400	1939	
4421-4433	30TH	ST	4461230800	1940	
4462-4466	30TH	ST	4461032400	1945	
3945-3951	ALABAMA	ST	4456810700	1922	
3969-3981	ALABAMA	ST	4456810400	1940	
4329-4341 ½	ALABAMA	ST	4453311100	1953	
4560-4564	ALABAMA	ST	4451413000	1924	
3967-3971	ARIZONA	ST	4457010500	1945	
4050-4058 ½	ARIZONA	ST	4455812500	1929	Casa del Torres
4075	ARIZONA	ST	4455820300	1946	
4110-4114 ½	ARIZONA	ST	4455311700	1950	
4341-4347	ARIZONA	ST	4453510700	1940	
4349-4355	ARIZONA	ST	4453510600	1940	
3934-3942	BANCROFT	ST	4464331900	1940	
4166-4176	FLORIDA	ST	4455022900	1925	
4439-4447	FLORIDA	ST	4452220700	1935	
4649-4663	GEORGIA	ST	4450510500	1927	
3358-3372	GRIM	AV	4534912100	1926	
3933-3945 ½	HAMILTON	ST	4457021000	1927	Aztec Court
3982-3996	HAMILTON	ST	4457012600	1948	
4058-4064	HAMILTON	ST	4455822400	1950	
4066-4072	HAMILTON	ST	4455822500	1950	
3163-3167	HOWARD	AV	4463230100	1945	
4646-4652	IDAHO	ST	4450912100	1950	
4670-4680	IDAHO	ST	4450912400	1930	
4741-4745 ½	IDAHO	ST	4382710900	1941	
4753-4759	IDAHO	ST	4382713500	1925	
3994-3996	ILLINOIS	ST	4464142400	1925	
4333-4339	ILLINOIS	ST	4461810800	1941	
4341-4351 ½	ILLINOIS	ST	4461810700	1930	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
4380-4390	ILLINOIS	ST	4461832300	1935	
4470-4476	ILLINOIS	ST	4460513500	1960	
4471-4475 ½	ILLINOIS	ST	4460521100	1953	
4477-4481 ½	ILLINOIS	ST	4460521000	1954	
4501	ILLINOIS	ST	4460520700	1953	
3547-3551	INDIANA	ST	4523620900	1923	
4030-4040	IOWA	ST	4463821900	1940	
4077-4083	IOWA	ST	4463830400	1940	
4118-4124	IOWA	ST	4463221900	1940	
4218-4228	IOWA	ST	4462510900	1936	
2926-2940	JUNIPER	ST	5390910600	1930	
3971-3981	KANSAS	ST	4464120300	1930	
4110-4116	KANSAS	ST	4463022100	1937	
4416-4430	KANSAS	ST	4461022000	1940	
2975	LAUREL	ST	5390213100	1940	Laurel Manor
2981	LAUREL	ST	5390213100	1940	Laurel Manor
3981-3985	LOUISIANA	ST	4456910200	1925	
4370-4394	LOUISIANA	ST	4453323000	1945	
4373-4379	LOUISIANA	ST	4453410400	1940	
4418-4424	LOUISIANA	ST	4452311700	1925	
3957-3959	MISSISSIPPI	ST	4456820700	1940	
4026-4030	MISSISSIPPI	ST	4455621800	1940	
4057-4063	MISSISSIPPI	ST	4455710600	1940	
4081-4087	MISSISSIPPI	ST	4455710300	1930	
4351-4355 ½	MISSISSIPPI	ST	4453320700	1935	
4679-4683	MISSISSIPPI	ST	4450620300	1940	
3029-3039 ½	MONROE	AV	4461232300	1926	
4474-4482	OHIO	ST	4461232400	1940	
4350-4364	OHIO	ST	4461631600	1936	
4502-4512	OHIO	ST	4460531800	1951	
4557-4563	OHIO	ST	4460510600	1929	
4349-4355	OREGON	ST	4453610800	1935	
4365-4369	OREGON	ST	4453610600	1940	
4474-4480	OREGON	ST	4452512800	1925	
4541-4547	OREGON	ST	4451720900	1940	
4714-4724	OREGON	ST	4382521900	1930	
4723-4731	OREGON	ST	4382601100	1930	
4033	PARK	BL	4455510600	1945	
4049-4063	PARK	BL	4455510400	1923	
4537-4541	PARK	BL	4451310800	1940	
4573-4587	PARK	BL	4451310200	1930	

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
4617-4619	PARK	BL	4450421200	1925	
3002-3016	QUINCE	ST	4536010400	1930	Roosevelt Court
3009-3015	SUNCREST	DR	4383020200	1925	
4577-4583	TEXAS	ST	4451610500	1935	
1807-1821	UNIVERSITY	AV	4522010100	1925	
3936-3940	UTAH	ST	4457121600	1940	
4142-4150	UTAH	ST	4463012700	1940	
4341-4353	UTAH	ST	4461610900	1940	
4409-4415	UTAH	ST	4461021400	1935	
4430-4440	UTAH	ST	4461012200	1940	
4442-4452	UTAH	ST	4461012300	1935	
4460-4470	UTAH	ST	4461012500	1940	

APPENDIX G: Potential Individual Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
3553	28TH	ST		1925	George Carr House
2361-2367	30TH	ST	5390330300	1920	
3382-3396	30TH	ST	4534822200	1919	Lynhurst Apartments
3585	30TH	ST	4532541300	1929	St. Patrick's Church
3729	30TH	ST	4531341400	1897	St. Luke's Chapel
4333	30TH	ST	4461630700	1940	Chua Phat Da (formerly Metropolitan Community Church)
2228	33RD	ST	5391811000	1938	Clitsome Residence
2454-2474	ADAMS	AV	4382401200	1928	El Cantorral Court
3925-3935	ALABAMA	ST	4456810900	1930	
3810	BANCROFT	ST	4464712100	1935	North Park Baptist Church
2204	CLIFF	ST	4381610200	1914	
2110	EL CAJON	BL	4453311400	1960	
2144	EL CAJON	BL	4453311600	1964	Shield Security
2445	EL CAJON	BL	4454120900	1965	Denny's Restaurant
2900	EL CAJON	BL	4461621200	1938	Rudford's Restaurant
2935-2947	EL CAJON	BL	4462320200	1925	
3169	EL CAJON	BL	4462520100	1926	San Diego Gas & Electric Co. Building Substation “F”
4212	FLORIDA	ST	4453910900	1900	
4216	FLORIDA	ST	4453910800	1900	
3791	GRIM	AV	4531531500	1951	U.S. Post Office
1915	HOWARD	AV	4455020200	1900	
1919	HOWARD	AV	4455020300	1900	
4208	IDAHO	ST	4454310100	1924	North Park High Water Storage Tank
3004-3022	JUNIPER	ST	5391010200	1930	
2848	KALMIA	PL	5390120400	1937	
3226	NUTMEG	ST	4536820500	1922	St. Augustine High School
4469-4517	OHIO	ST	4460513600	1940	Palm Court
4860	OREGON	ST	4382301600	1916	Academy of Our Lady of Peace
4744	PANORAMA	DR	4381501900	1907	George Hawley House
3645	PARK	BL	4523612800	1925	Embassy Hotel
3655	PARK	BL		1930	St. Spyridon Greek Orthodox Church
3727	PARK	BL		1900	
3783	PARK	BL	4522010700	1928	
3791	PARK	BL	4522010600	1928	Nile Apartments
4175	PARK	BL		1965	Henry's Farmers Market
4193	PARK	BL	4455010100	1966	University Heights Branch Library
4237-4251	PARK	BL	4453800100	1926	Piggly Wiggly Building

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME
3076-3090	POLK	AV	4463213200	1930	Korean Church of Seventh Day Adventists
2860	REDWOOD	ST	4535320200	1900	
1910	ROBINSON	AV	4530111100	1937	
3030	THORN	ST	4534912600	1924	Trinity United Methodist Church
2505	UNIVERSITY	AV	4530710100	1922	San Diego Collision Center
2525-2543	UNIVERSITY	AV	4530711000	1925	
2900-2912	UNIVERSITY	AV	4464121000	1929	Newman Building
3029	UNIVERSITY	AV	4531510300	1942	J. C. Penney Building
3036	UPAS	ST	4534410700	1930	West Coast Auto Body and Paint
3040	UPAS	ST	4534411600	1930	Skelley's Garage
3795	UTAH	ST	4531020100	1931	Masonic Temple/Silver Gate Lodge

APPENDIX H: Potential National Register & California Register Resources

NUM	STREET	SUF	APN	YEAR BUILT	PROPERTY NAME	NR	CR
3553	28TH	ST		1925	George Carr House	X	X
2361-2367	30TH	ST	5390330300	1920 c.		X	X
3585	30TH	ST	4532541300	1929	St. Patrick's Church	X	X
3729	30TH	ST	4531341400	1897	St. Luke's Chapel	X	X
4333	30TH	ST	4461630700	1940 c.	Chua Phat Da (formerly Metropolitan Community Church)	X	X
2228	33RD	ST	5391811000	1938	Clitsome Residence	X	X
2454-2474	ADAMS	AV	4382401200	1928	El Cantorral Court	X	X
2445	EL CAJON	BL	4454120900	1965 c.	Denny's Restaurant	X	X
3169	EL CAJON	BL	4462520100	1926	San Diego Gas & Electric Co. Building (SDG&E), Substation F	X	X
4208	IDAHO	ST	4454310100	1924	North Park High Water Storage Tank	X	X
2848	KALMIA	PL	5390120400	1937		X	X
3226-3266	NUTMEG	ST	4536820500	1922	St. Augustine High School (Austin Hall and Vasey Hall)	X	X
4860	OREGON	ST	4382301600	1916	Academy of Our Lady of Peace	X	X
4744	PANORAMA	DR	4381501900	1907	George Hawley House	X	X
3645	PARK	BL	4523612800	1925	Embassy Hotel	X	X
3655	PARK	BL		1930 c.	St. Spyridon Greek Orthodox Church	X	X
3783	PARK	BL	4522010700	1928		X	X
3791	PARK	BL	4522010600	1928	Nile Apartments	X	X
4175	PARK	BL		1965 c.	Henry's Farmers Market	X	X
4193	PARK	BL	4455010100	1966	University Heights Branch Library	X	X
4237-4251	PARK	BL	4453800100	1926	Former Piggly Wiggly Building	X	X
3076-3090	POLK	AV	4463213200	1930 c.	Korean Church of Seventh-Day Adventists	X	X
1910	ROBINSON	AV	4530111100	1937		X	X
3030	THORN	ST	4534912600	1924	Trinity United Methodist Church	X	X
3029	UNIVERSITY	AV	4531510300	1942	Former J.C. Penney Building	X	X
3795	UTAH	ST	4531020100	1931	Masonic Temple/Silver Gate Lodge	X	X

APPENDIX E: GLOSSARY

Table E-1: *Glossary - Land Use Element*

Term	Definition
Bicycle Shed	The average three mile distance a person can comfortably ride a bike at a "no sweat" pace, which is approximately a twenty minute commute at ten miles per hour. Best anchored by the first/last mile trip to a transit station or school.
Dwelling Unit per Acre (du/ac)	Residential density is most often expressed as dwelling units per acre that measures how many allowable residential units can be built on one acre. This is determined by land use type and zoning regulations.
Huffman Development	Dubbed Huffman Six-Packs after developer Ray Huffman who during the late 1960s began purchasing single-family lots to increase density in City Heights, Hillcrest, Kensington, Mid-City, North Park, and University Heights. The aim was to increase density in these neighborhoods as an effort to bolster their business districts that were in decline from competing with the more modern and auto-oriented businesses and malls developing in Mission Valley. Essentially, these six-twelve unit apartment buildings were hastily constructed and squeezed onto narrow lots meant for single-family homes. They are characterized by parking in the front that consumes a large percentage of lot space that disrupts the pedestrian environment/sidewalk and have monolithic utilitarian façades that further disrupt the cohesive traditional architecture built over-time.
Infill Development	See General Plan Glossary.
Mixed-Use	See General Plan Glossary.
Neighborhood	Defined by a Pedestrian Shed distance, a neighborhood is the walkable area emanating from the neighborhood center that generally provides for everyone's daily needs. The neighborhood center generally comprises a school, park, and/or a commercial area with housing. The neighborhood edge comprises of natural and/or man-made barriers, such as canyons, freeways, a regional park, or another neighborhood edge.
Pedestrian Shed/Walkable Catchment	A basic building block of walkable neighborhoods in which the area encompasses the walking distance from a town or neighborhood center. Generally defined as the area covered by a five minute walk (approximately 0.25 miles, 1,320 feet, or four hundred meters). They may be drawn in circles around the town or neighborhood center, but in practice they tend to have irregular shapes because they cover the actual distance walked, not the linear/aerial distance.
Transit Station Area	The nine (9) blocks or approximately 1,200 linear feet radiating from or surrounding a Bus Rapid, Light-Rail, or Streetcar station. The transit station area must account for access and circulation issues, housing production, public infrastructure, and high-quality place-making and urban design principles required to establish a successful transit station area.
Urban Area	A Census-designated area consisting of a central core and adjacent densely settled territory that together contain at least 2,500 residents.
Zoning	Written regulations and laws that define how property in specific geographic zones can be used. Zoning ordinances specify whether zones can be used for commercial, industrial, institutional, or residential purposes, and may also regulate lot size, placement, bulk (or density) and the height of structures.

Table E-2: *Glossary - Mobility Element*

Term	Definition
Bollard	A short post used to divert traffic from an area of road.
Complete Street	A street designed for safe, comfortable, and convenient movement both along and across the right-of-way. A street designed for everyone in mind, for people of all ages and abilities using multiple modes of transit in lieu of auto-oriented streets that are designed to primarily accommodate the automobile.
Connector Sidewalk	Sidewalks with lower pedestrian levels that connect industrial areas to corridor or district sidewalks.
Continental Crosswalk/Diagonal Crossing/Pedestrian Scramble	A pedestrian crossing system that stops all vehicular traffic and allows pedestrians to cross an intersection in every direction, including diagonally at the same time.
Corridor Sidewalk	Sidewalks with moderate pedestrian levels that connect to district sidewalks.
Curb Extension/Bulb-Out	A traffic calming measure primarily used to extend the sidewalk, reducing the crossing distance and allowing pedestrians to cross more safely by being within the approaching driver's visibility as opposed to being obscured by parked cars along the street.
Curvilinear Street	More prevalent in suburban areas, curvilinear streets are ones that form curved lines and generally consist of cul-de-sacs.
District Sidewalk	Sidewalks with heavy pedestrian levels with an identifiable focus to encourage walkability in districts.
Enhanced Crossing Treatment	Generally treatments or measures designed to promote walkability by making the public realm safer, more comfortable, and more convenient for pedestrians to walk along and cross streets.
Fully Integrated Network	A network in which all transit modes complement one another by promoting walkability, bicycling, and public transportation over the automobile.
High Pedestrian Activity	An area exhibiting high pedestrian levels, such as downtowns, business districts and promote walkability by providing sidewalks sufficient for at least two people to pass a third comfortably or more.
Intelligent Transportation Systems (ITS)	See General Plan Glossary.
Multi-Modal	See General Plan Glossary.
Neighborhood Sidewalk	Sidewalks with low to moderate pedestrian levels within residential areas.
Pull-Out	When a bus or train departs with its passengers from the stop and/or station.
Rapid Bus	A bus-based mass-transit system sometimes referred to Bus Rapid Transit (BRT) that generally has specialized design, services, and infrastructure that differentiates itself from the standard bus system. BRT is a viable alternative for more sprawled out cities to increase public transportation use at a fraction of the cost when compared to light-rail or heavy-rapid transit alternatives like elevated railways or subways. The aim is to provide high-quality fast public transportation.

Table E-2: Glossary - Mobility Element (Continued)

Term	Definition
Rapid Transit	A form of high-speed urban passenger transportation, such as an elevated railroad system, subway, or in some cases a light-rail system.
Right-of-Way	See General Plan Glossary.
Road Diet	Reallocating existing roadway space by reducing the number of traffic lanes, generally resulting in bike lanes, expanded sidewalks, and/or parking spaces along the street.
San Diego Association of Governments (SANDAG)	The regional public agency that serves as the forum for regional decision-making. SANDAG is responsible for building consensus, making strategic plans, obtaining and allocating resources, plans, engineers and builds public transportation, and provides information on a broad range of topics pertinent to the region's quality of life.
San Diego Metropolitan Transit System (SDMTS/MTS)	SDMTS/MTS provides bus and rail services directly or by contract with private operators. SDMTS/MTS coordinates all its services and determines routing, stops, frequencies, and hours of operation within its 570 square-mile urbanized jurisdiction of San Diego County as well as rural parts of East San Diego County, totaling 3,240 square-miles and serving approximately three million people in San Diego County.
Traffic Calming	See General Plan Glossary.
Transit-Oriented Development (TOD)	See General Plan Glossary.

Table E-3: *Public Facilities, Services, and Safety Element*

Term	Definition
Capital Improvement Program (CIP)	See General Plan Glossary.
Citizen Patrol	An organization of citizen observers (may be appointed by the Chief of Police or by the Deputy Sheriff) who have met the specific application, background and training requirements for patrolling his or her neighborhood to observe and report suspicious persons and criminal activity. The citizen patrol may also act as a mediary between law enforcement and civilians.
Community Alert Program/Neighborhood Watch	A crime prevention program that enlists the active participation of residents in cooperation with law enforcement to reduce crime, solve problems, and improve the quality of life in an area. In it an individual will get to know and work with neighbors, and learn how to: • Recognize and report crimes and suspicious activities. • Protect yourself, your family, and your property. • Protect your neighbor's family and property. • Identify crime and disorder problems in your area and work with SDPD personnel to solve them.
Development Impact Fee	See General Plan Glossary.

Table E-3: Public Facilities, Services, and Safety Element (Continued)

Term	Definition
Green Infrastructure	Refers to natural vegetation, landscape design, and engineered techniques that retain, absorb, and often cleanse stormwater runoff. By including such features throughout a community, stormwater and other runoff from wet weather or spring thaws is retained, absorbed, and often naturally filtered. It also prevents or reduces the amount of runoff from flowing directly into storm drains where it can overwhelm the sewer system and end up contaminating local waterways. Some examples of green infrastructure include: bioswales, green roofs, natural and constructed wetlands, permeable pavement, rain barrels, rain gardens and urban tree canopy.
Hydromodification	The alteration of the natural flow of water through a landscape, and often takes the form of channel modification or channelization. Hydromodification is one of the leading sources of impairment in streams, lakes, estuaries, aquifers, and other bodies of water.
Low Impact Development (LID)	An innovative stormwater management approach with a basic principle that is modeled after nature; manage rainfall at the source using uniformly distributed decentralized micro-scale controls (i.e. bioswales, curb-cuts permeable pavement, etc).
Maintenance Assessment District (MAD)	See General Plan Glossary.
Property and Business Improvement District (BID)	Enable a city, county, or joint powers authority (made up of cities and/or counties only) to establish a BID and levy annual assessments on businesses within its boundaries. Improvements which may be financed include parking facilities, parks, fountains, benches, trash receptacles, street lighting, and decorations. Services that may be financed include promotion of public events, furnishing music in public places and promotion of tourism.
Source Control	Tackles potential causes of pollution at their source. These potential sources exist inside and outside buildings. There are many pollution-prevention techniques and best management practices that serve to prevent, control, and treat contaminants before they enter the environment. These practices have the potential to save businesses money through conservation of resources, improved worker safety, reduction and avoidance of risk, possible decrease in insurance premiums, and an increase in business efficiencies.
Structural Stormwater Best Management Practices (BMP)	A term used to describe a type of water pollution control. Historically, the term has referred to auxiliary pollution controls in the fields of industrial wastewater control and municipal sewage control, while in stormwater management (both rural and urban) and wetland management, BMPs may refer to principal control or treatment technique as well.
Wastewater Facility/Sewage Treatment Plant	A sewage treatment plant that may include primary treatment to remove solid material, secondary treatment to digest dissolved and suspended organic material as well as the nutrients nitrogen and phosphorus, and sometimes, but not always, disinfection to kill pathogenic bacteria. The sewage sludge that is produced in sewage treatment plants undergoes sludge treatment.

Table E-4: *Glossary - Recreation Element*

Term	Definition
Joint-Use Facility	See General Plan Glossary.
Park Equivalency	A flexible means of providing park land and facilities where development of usable park acreage is limited by constraints. The use of park equivalencies is intended to be part of a realistic strategy for the equitable provision of park and recreational facilities, with built-in safeguards through the implementation process designed to protect the public interest.
Passive Park	A public area designated as a park, but does not afford facilities or equipment for exercise or play (i.e. a nature park or greenspace). It can have benches or trails, but is not conducive for any "active" use, such as sport or play.
Resource Based Parks	Located at, or centered on, notable natural or man-made features (i.e. beaches, canyons, habitats systems, lakes, historic sites, and cultural facilities) and are intended to serve the citywide population as well as visitors.

Table E-5: *Glossary - Sustainability and Conservation Element*

Term	Definition
Eco District	Development that integrates sustainable and regenerative principles and practices to reduce the ecological footprint of the development while providing a net positive return regarding energy production, water treatment, recycling, etc.
Energy Efficiency	A manner of managing and restraining the growth in energy consumption. Essentially, something is more energy efficient if it delivers more services for the same energy input, or the same services for less energy input.
Envision	A holistic framework for evaluating and rating the community, environmental, and economic benefits of all types and sizes of infrastructure projects. This system evaluates, grades, and gives recognition to infrastructure projects that use transformational, collaborative approaches to assess sustainability indicators over the course of a project's life cycle.
Green Building (also known as Green Construction or Sustainable Building)	Refers to both a structure and processes that are environmentally responsible and resource-efficient throughout a building's life-cycle: from siting to design, construction, operation, maintenance, renovation, and demolition. The common objective is to reduce the overall impact of the built environment on human health and the natural environment by: • Efficiently using energy, water, and other resources. • Protecting occupant health and improving employee productivity. • Reducing waste, pollution and environmental degradation.
Green Street	Rights-of-ways that reduce and treat stormwater runoff close to its source. These green streets offer multiple benefits, such as improved water quality and more livable communities, through the integration of stormwater treatment techniques that use natural processes and landscaping.
Habitat	The natural home or environment of an animal, plant, or other organism.
Regenerative Design	Regenerative design is a process-oriented systems theory based approach to design. The term "regenerative" describes processes that restore, renew or revitalize their own sources of energy and materials, creating sustainable systems that integrate the needs of society with the integrity of nature.
Renewable Energy	Energy derived from naturally renewable or replenishing resources, such as sunlight, wind, rain, tides, waves, and geothermal heat.
Riparian	The environment along the banks of a river, stream, or wetlands.
Social Equity	Equal opportunity in a safe and healthy environment for all community members, today as well as in the future.
Sustainability	An economy "in equilibrium" with basic ecological support systems. The concept of sustainable development in the past most often was broken down into three constituent components: environmental sustainability, economic sustainability, and socio-political sustainability. More recently, the term distinguishes the four domains of cultural, ecological, economic, and political sustainability.
Sustainable Development	See General Plan Glossary.

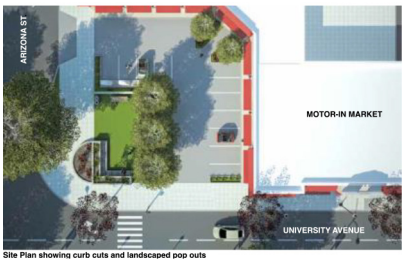
Table E-6: *Glossary - Noise and Light Element*

Term	Definition
Community Noise Equivalent Level (CNEL)	See General Plan Glossary.
Decibel (dB)	See General Plan Glossary.
Light Trespass	The poor control of outdoor lighting that crosses property lines and detracts from property values and quality of life. Light trespass is easy to identify; it occurs when unwanted light shines on property or in windows.
Open Air Concept	Design that incorporates open windows, doors, and patios which take advantage of San Diego's favorable climate and unique street activity. While open air concepts increase and activate the public realm, they can expose surrounding neighborhoods to increasing urban noise when establishments not do include attenuation measures and practices to reduce their noise exposure.
Urban Sky Glow	The illumination of the night sky by electric lights in urbanized areas.

APPENDIX F: MOBILITY TOOLBOX

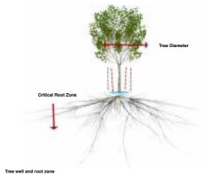
The Mobility Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

Table F-1: *Mobility Toolbox*

Mobility Tool	Description	Illustration
Electric Vehicle Stations	Their design ranges from cable connectors to parking places equipped with inductive charging mats. Private sector companies offer to install the station to the property and maintain it at no cost to the property owner. Renting the parking space while the car charges up or charging a fee for the charging station service can provide revenue.	Proposed charging stations at parking stalls
Curb Cuts & Pop-Outs	A curb cut is a concrete ramp graded down from the top surface of a sidewalk to the surface of the adjoining street. A curb cut can e designed for pedestrians to provide a gradual transition and accommodate wheelchairs. Pop outs are curb extensions that widen the sidewalk at the point of crossing. They shorten the distance a pedestrian has to cross and improve pedestrian visibility. As a traffic calming technique a pop out narrows a street, which slows vehicular traffic and consequently improves pedestrian safety.	 Site Plan showing curb cuts and landscaped pop outs
Pedestrian Scale Lighting	Pedestrian-scale lighting provides walkway illumination and creates a pedestrian friendly environment. Pedestrian safety is of great concern as the distance drivers and pedestrian can see at night is significantly reduced when compared to daylight conditions. The visibility by pedestrians of other pedestrians and their surroundings provides an overall sense of a comfortable and safe environment.	Decorative, pedestrian scale lighting at crosswalk at Upas Street and 30th Street
Wall Mural	North Park Main Street is renowned as San Diego's Arts and Culture district. Example of this can be found at the North Park Garage. Such engagement with the surrounding public space provides a healthy example of fostering art within the community. Public art is a reflection of a community's value and its economic power is immeasurable. It transforms the public space into a more welcoming and beautiful environment and provides a backdrop to outdoor seating.	View to proposed open space between the Lynhurst building and Jack 'n' the Box
Bike Corral	A bike corral provides bicycle parking in the parking lane and is not elevated above grade but is clearly differentiated from the road way through the use of paint, a small buffer, flexible bollards, or a combination of elements. The corral maintains the width of the parking lane and can be 1 to 2 spaces long. However, it does not extend into the pedestrian zone, like sidewalk bike racks.	Bike corral at Kansas Street and University Avenue

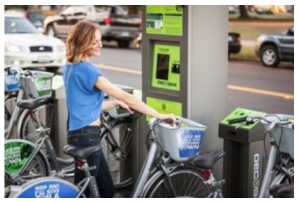
The Mobility Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

Table F-1: *Mobility Toolbox (Continued)*

Mobility Tool	Description	Illustration
Tree Wells	Trees are a major infrastructural element and provide numerous benefits to the quality of life in urban areas, such as beautification and energy conservation. Proper tree wells increase the survivability of trees and prevent the degradation of the functioning roots. Permeable paving will promote water infiltration and aeration, where designed and installed to promote soil compaction.	 Tree well and root zone Tree well grates protect soil and roots
Dumpster Shed	Retail stores and restaurants generate garbage and store it in dumpsters, which often clutter the sidewalk. The design of a shed for the dumpster would redefine its adjacent public space supporting an attractive streetscape and allow for a better outdoor seating experience.	Proposed solution and possibility for concealing trash storage
Mid-block Crossing	Mid-block crosswalks provide pedestrians with convenient crossing locations where pedestrian concentration is high or other opportunities to cross streets are distant. To be safe mid-block crossings should be illuminated, ADA-compliant, and its surface should be of high contrast. The crosswalk can then be signalized and an audible device should be installed.	View of midblock crossing on 30th Street
Way Finding Infrastructure	Infrastructure for décor facilitates signage. This may include any word, numeral, figure, flag, pennant, twirler, light, banner, balloon or other device of any kind used singly or in any combination to be viewed by the public from the outdoors. Other examples include community kiosks and maps, banner hardware on lamp posts, planters, and electrical outlets in tree wells.	Infrastructure for decor in the alley adjacent to the Aloha Sunday building
Street Benches	Street furniture preserves and maintains the fabric of the streetscape. The provision of street benches supports general pedestrian activity. Street benches allow for pedestrians to rest, wait for others, encourage conversations, and facilitate people watching.	Street view of University Avenue at Aloha Sunday showing a pedestrian friendly environment.

The Mobility Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

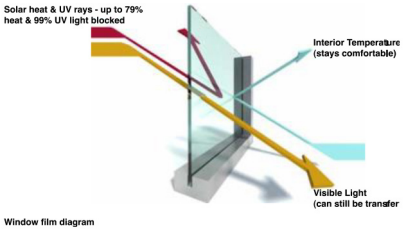
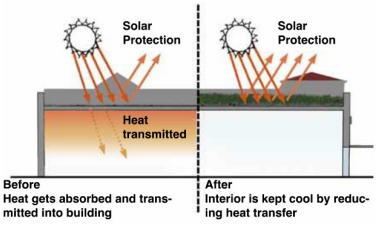
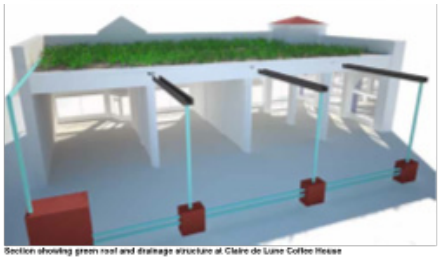
Table F-1: *Mobility Toolbox (Continued)*

Mobility Tool	Description	Illustration
Parklet	Parklets offer a place to stop, to sit, and to rest while taking in the activities of the street. In instances where a parklet is not intended to accommodate people, it may provide greenery, art, or some other visual amenity. Parklets may accommodate bicycle parking within it, or bicycle parking may be associated with it	
Intersection Mural	Intersection murals highlight areas of the road where there are a high number of children cross a street to/ from school. Road markings, in addition to crosswalks and stop signs, are an added gesture to drivers to slow their vehicles and be more alert to yield to pedestrians and cyclists. The mural provides aesthetically pleasing artwork that comes from the community, thus improving the visual appeal of the area.	
Bike Sharing	Bike Sharing is an alternative mode of transportation that provides bicycles for shared public use. Bike share schemes allow people to borrow a bike from point "A" and return it at point "B". Many bike-share systems offer subscriptions that make the first 30–45 minutes of use either free or very inexpensive, encouraging use as transportation. This allows each bike to serve several users per day.	
Car Sharing	Car Sharing is a model of car rental where people rent cars for short periods of time, often by the hour. They are attractive to customers who make only occasional use of a vehicle, as well as others who would like occasional access to a vehicle of a different type than they use day-to-day.	

APPENDIX G: SUSTAINABILITY AND CONSERVATION TOOLBOX

The Sustainability and Conservation Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

Table G-1: *Sustainability and Conservation Toolbox*

Sustainability and Conservation Tool	Description	Illustration
Storefront Shading	To allow for a visual indoor-outdoor connection without heat gain, all fenestration that is exposed to the sun must be shaded. It is important to consider the building's orientation as the sun rise and set low in the sky. Therefore, east facades are best treated with a vertical shade device such as louvers and west façade is most effective shaded by a horizontal shading device such as an awning.	
Applied Window Film	Applying a window film saves energy by reflecting unwanted infrared radiation, which cuts summer heat gain and complements other energy efficiency measures. A reduced cooling load of the building decreases energy demand and lowers utility costs.	
Green Roof	Green roofs improve the thermal performance of a building. Because less heat flows across the roofing system less energy is required to heat the interior in winter or cool it in summer. Green roofs reduce the heat island effect by limiting solar reflection and consequently reduce the cooling load on surrounding buildings. A green roof keeps hold of stormwater where a portion evapotranspirates and consequently only a flow-through portion is released. When captured, the excess water can be stored and used in times of drought or allowed to future infiltrate using swales and trenches. Green roofs produce oxygen and absorb carbon dioxide which reduces the greenhouse effect. Green roofs reduce the heat island effect by limiting solar reflection and enabling urban ventilation.	  Section showing green roof and drainage structure at Claire de Lune Coffee House
Solar Tubes & Skylights	Energy savings are generated when less artificial light sources are powered to illuminate a space. Studies have shown the natural sunlight greatly contributes to increased productivity in the workplace and may offer other benefits to people as well. Improvements to the indoor atmosphere may encourage customers to stay longer.	Interior view of Filter Coffee House showing solar tube light wells
Vent Stacks	Vent stacks provide natural ventilation and consequently reduce the energy use and improve the indoor environment. By cooling passively the cooing load of building is reduced and consequently utility costs are lowered.	View of Filter Coffee House from 30th Street

The Sustainability and Conservation Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

Table G-1: *Sustainability and Conservation Toolbox (Continued)*

Sustainability and Conservation Tool	Description	Illustration
Cool Roof	A cool roof reduces roof temperatures, which consequently impacts the temperature of the interior. A cool roof reflects sunlight away from the building, and combined with the roofing material's ability to release absorbed heat, the transfer of the heat into the building is diminished. When a cool roof's materials stay cooler than conventional materials during peak summer weather, this may prolong the roof's life and reduce maintenance costs.	Reflectance diagram
Greywater System	Common sources of greywater include showers, baths, sinks, and clothes washers. Water from kitchen sinks and dishwashers is sometimes referred to as dark greywater due to the high concentration of organic matter. A diversion system reuses greywater directly without treating or storing it and it diverts greywater into toilet tanks or to outdoor irrigation. Another approach involves storing greywater onsite and treating it.	Section shows the path of recycled greywater for use in washers, toilets and for irrigation.
Permeable Surface	Rainwater infiltration can be achieved by changing a solid concrete surface to a permeable surface. Rainwater that is allowed to infiltrate prevents urban runoff and consequently protects surface and groundwater resources. It also sustains the conveyance capacity of a city's storm water system.	Potential permeable surface between the Lynhurst building and Jack 'n' the Box restaurant
Porous Paving	Porous paving utilizes an air void mixture that permits fluids to pass through the pavement into a stone base and then into the soil below to recharge groundwater supply. The temporary storage of water reduces the peak flow volumes on city storm drains. Porous paving options include porous concrete, porous asphalt, and paving systems with openings for planting and gravel.	View to proposed porous paved alley adjacent to Aloha Sunday
Bioswales	A bioswale provides for an attractive streetscape and natural habitat. At the threshold of a sidewalk and street, stormwater runoff can be diverted into a bioswale, where water is allowed to soak into the ground and is filtered from pollutants by plants and soil. A curb bioswale can be designed to accommodate various spatial conditions of the sidewalk.	View to curb swale from Polk Street

The Sustainability and Conservation Toolbox provides tools, descriptions and illustrations for consideration when planning or designing a project where applicable.

Table G-1: *Sustainability and Conservation Toolbox (Continued)*

Sustainability and Conservation Tool	Description	Illustration
Rainwater Cistern	A rainwater cistern is a collection device and part of rainwater harvesting systems. Rainwater that falls onto a building's roof is channeled through gutters to a collection tank for storage until used for landscaping, ornamental fountains, or other non-potable uses. The cistern can be an underground basin of water or an above ground barrel or tank. A rainwater cistern can hold large amounts of water and is sealed from external contaminants. Systems can range from as simple as rain barrels at down spouts, to more sophisticated systems including filtration, bypass and overflow features, and pumping equipment.	
Composting Co-Op	Composting provides us with the best natural example of zero waste operations. Composting is the controlled biological decomposition of organic matter, such as food and yard wastes, into humus, a soil-like material that can be used to grow new product. Recovering and composting this portion of our waste stream is key to improving our ability to reduce waste.	Possible location for community composting at alley behind the Lynhurst building
Recycling	Recycling is key to modern waste reduction. It prevents the waste of useful material that provides a substitute to virgin raw materials. The separation of waste reduces the total amount of waste being placed in landfills or incinerated consequently reducing energy use, water use and air pollution.	
Validations & Discounts	The central North Park Parking Structure acts as a parking reservoir and enables automobilists to take advantage of the walkable business district. The parking rates could include carpool and carshare promotions for employees. Businesses could promote validation service to discount parking rates of the parking structure. Similarly business operators can offer discounts toward merchandise and services if the customer arrived by bike.	The North Park parking garage acts as a reservoir to the district