



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 14, 2016 REPORT NO. PC-16-074

HEARING DATE: September 22, 2016

SUBJECT: Golden Hill Community Plan Update. Process Five Decision

REFERENCE: Workshop Reports PC-13-084 and PC-13-136
Uptown / North Park / Golden Hill Community Plan Updates

SUMMARY:

Issue:

Should the Planning Commission recommend to the City Council approval of the update to the 1988 Golden Hill Community Plan?

Requested Action:

Recommend to the City Council approval of the Golden Hill Community Plan update and associated zoning implementation actions.

Staff Recommendations:

Staff recommends that the Planning Commission forward the draft Golden Hill Community Plan (Attachment 1) and associated zoning actions to City Council with a recommendation of approval based on the information contained in this report and the evidence offered as part of the public hearing; specifically,

1. RECOMMEND the City Council **CERTIFY** Final Program Environmental Impact Report (FEIR) SCH No. 2013121076 and **ADOPT** Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program (MMRP); and
2. RECOMMEND the City Council **APPROVE** a resolution amending the Golden Hill Community Plan and amending the General Plan; and
3. RECOMMEND the City Council **APPROVE** an ordinance amending the land development code to repeal Chapter 15, Article 8 (Golden Hill Planned District); and
4. RECOMMEND the City Council **APPROVE** an ordinance rezoning land within the Greater Golden Hill planning area consistent with the Golden Hill Community Plan.

Community Planning Group Recommendation:

Over multiple planning group meetings, the Greater Golden Hill Planning Committee (GGHPC) has reviewed the components of the community plan update and provided detailed input into each community plan element, which has been incorporated into the June 2016 draft community plan. The GGHPC has indicated support for the draft community plan in concept

and is anticipated to provide a final recommendation on September 14, 2016, which will be read into the record at the Planning Commission hearing.

Park and Recreation Board:

On June 16, 2016, the Park and Recreation Board voted 10-0-0 to support the draft community plan's Recreation Element.

Historic Resources Board:

On September 14, 2016, the City's Historic Resources Board will consider adoption of the draft community plan and PEIR as it relates to Cultural/Historical Resources for the purposes of making a recommendation on the Historic Preservation Element, the Historic Survey, the Historic Context Statement and proposed amendments to the Historical Resources Regulations.

City Strategic Plan Goals and Objectives:

The community plan update is in direct alignment with the following City of San Diego Strategic Plan goals and objectives; specifically, Goal 2 – Work in partnership with all of our communities to achieve safe and livable neighborhoods) and Goal 3 – Create and sustain a resilient and economically prosperous City.

Environmental Review:

A Program Environmental Impact Report (PEIR) (SCH No. 2013121076) has been prepared pursuant to the California Environmental Quality Act (CEQA) for the above referenced project. A Notice of Preparation (NOP) soliciting input on the scope of the PEIR was issued on December 23, 2013. The Draft PEIR was made available for a 60-day public review beginning May 31, 2016. The NOP, PEIR, comments and responses are included as part of this report (Attachment 2). Additional related documents are included as Attachments 3 and 4.

Housing Impact Statement:

As of 2016, there are approximately 7,330 existing residential dwelling units within the planning area. The 1988 adopted community plan would allow up to 9,170 residential units. Under the draft community plan a maximum build-out of approximately 9,215 residential units would be allowed which would add 45 residential dwelling units over the adopted community plan and an increase of 1,885 units over existing conditions.

BACKGROUND

A. Community Overview:

The Greater Golden Hill planning area is a demographically diverse, urbanized community consisting of approximately 745 acres located adjacent to Balboa Park and in close proximity to Downtown, North Park, Southeastern San Diego and City Heights (Attachment 5). The community has a long-standing history within the region, varied topography, and an established land use pattern and street network. The community is also comprised of distinct neighborhoods based upon geographic and historic subdivision patterns as well as resident and business involvement. Of these, the Golden Hill neighborhood and the South Park neighborhood are the most prominent, with 'A' Street the boundary between the two neighborhoods.

A component of San Diego's General Plan, the Golden Hill Community Plan (community plan) is a guide for how the community will grow and develop over 20 to 30 years. The community plan update process evaluated issues identified with the 1988 adopted Golden Hill Community Plan. Key issues addressed by the 1988 plan include preservation of single-family and low-density neighborhoods through appropriate densities; the appropriate scale and character of new development; achieving conformance between zoning and community plan land use designations; elimination of land use conflicts; revitalization of commercial areas; and preservation of open space.

B. Community Participation and Public Outreach Efforts:

Starting in 2009, the City conducted an extensive community outreach process, where a wealth of valuable community information was received through a variety of avenues, including workshops, meetings and community outreach sessions, including formation of a community plan update advisory committee. The outreach included advisory committee meetings on various land use topics, historic resources and mobility open house events, and a workshop on urban design. A brochure in both English and Spanish was mailed to each address in the community inviting participation in the update and the multi-day workshop or "charrette". The charrette focused on community engagement and identified major issue areas to produce a community plan vision and conceptual planning framework. Subsequent input has been provided by the Greater Golden Hill Planning Committee, the officially recognized community planning group. The GGHPC has provided valuable input through dozens of meetings discussing the community plan update. Through these meetings, the community confirmed its vision and developed a set of key goals that were used as criteria in crafting each of the community plan elements.

DISCUSSION

A. Why is an update to the current Golden Hill Community Plan needed?

The current community plan is beyond its typical period of relevance. Although visible progress has been made to address the issues identified in the 1988 plan (discussed above), several issues are still relevant, particularly as progress has been uneven throughout the community. The plan often lacks sufficient policy direction on various issues, as well as policy relevance with the General Plan. The 1988 plan also does not adequately address current community needs identified during the outreach process such as preservation of traditional, fine-grained neighborhood character, preservation of historic resources, improved bicycle and pedestrian infrastructure, protection of public views, sustainable development, and a lack of parks and recreation opportunities within the community.

B. What does the Golden Hill Community Plan update attempt to accomplish?

Because of the community's central location within the region, long development history, and lack of vacant land, a key aim of the community plan update is to balance the goal of neighborhood character preservation with future growth needs. The draft

community plan update policies encourage smart growth and transit-oriented development consistent with guidance in the City's General Plan on how to design infill development and reinvest in existing communities. Growth and development within the planning area would occur in an existing urbanized community with established transit infrastructure and be focused along transit corridors. Policies and proposals are intended to provide a more balanced, multi-modal transportation system fostering walkable and transit-oriented neighborhoods. The community plan proposes a mix of uses and development intensities intended to support transit-oriented growth and also be compatible with community character.

C. What are some of the more significant changes being proposed in the plan update?

1. Land Use

The community plan update proposes changes to current community plan land uses to further protect existing neighborhood character, to reduce pressure on infrastructure and facilities needs within specific neighborhoods, and to better reflect existing conditions. Changes to residential density would reduce density near the center and eastern portion of Golden Hill and within the potential South Park historic district and increase density at the portion of the City's Central Operations Yard in the community. Residential land use within two locations would be changed to Neighborhood Commercial to reflect existing conditions. Open space land use is proposed to be adjusted to more closely follow the location of existing natural resources.

2. Multi-Modal Mobility

The draft community plan envisions the development of a balanced, multi-modal transportation network that improves pedestrian, bicycle and transit access while also addressing vehicular traffic capacity. A major goal of the community plan is to enhance the pedestrian environment throughout the community and consider circulation improvements in an effort to create a more efficient multi-modal network. The Mobility Element describes improvements that support a "complete streets" network and encourage alternative modes of transportation. Specific improvements include proposals for new and enhanced bicycle and pedestrian facilities. Traffic improvements that would potentially reduce impacts are proposed to be limited as loss of parking or need for additional right-of-way would impact neighborhood character within a developed community.

3. Open Space Boundary Corrections

The update effort included an extensive mapping effort to correct the Multi-Habitat Planning Area boundary lines that are adjacent to single-family homes along canyons, in order to accurately reflect existing development.

4. Recreation

The draft community plan identifies new park sites as well as use of park equivalencies within Balboa Park and canyon trails. Implementation of parks and recreation proposals would result in new recreation opportunities throughout the community, and a substantial reduction in the parks and recreation needs deficit. The household population at community plan build-out is estimated to be 24,010 residents and there are currently no parks within the planning area, although portions of Balboa Park are used by the community. The projected population requires roughly 16,000 square feet of recreation center space, which is partially fulfilled by the existing 10,000 square foot Golden Hill Recreation Center in Balboa Park.

Suitable sites for neighborhood parks are difficult to identify and purchase because Golden Hill is a developed community where vacant land is limited, unavailable or cost-prohibitive. However, during the plan update process, vacant sites were identified for potential park use. Additional parkland and recreation facilities are proposed as park equivalencies within resource-based parks, as non-traditional parks, and facility expansions or upgrades. The majority of these park equivalencies are proposed within Balboa Park and are consistent with proposals within the Balboa Park East Mesa Precise Plan for the neighborhood edge and other areas identified primarily for community use. Recreation Element Tables 7-1 and 7-2 summarize existing and future parks, park equivalencies and recreation facilities that have been selected by City staff and the Golden Hill community to supplement their existing population-based park and recreation facilities inventory.

5. Urban Design

The Urban Design Element address a full range of diverse topics, including streetscape elements, building interfaces with streets/public realm; transitions between new and existing development; sustainable design, public view protection, and canyon rim and hillside development. It assimilates the relationships between buildings, streets, land use, open spaces, circulation, height, density, parking, and parks, and addresses the defining features and relationships of new buildings within existing traditional and evolving neighborhoods and corridors.

As the community experiences infill development and building renovations, the draft community plan would allow new and innovative 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 Golden Hill while recognizing that new buildings are not expected duplicate older styles.

6. Historic Resources

The draft Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to the community 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 the community. The HPE was developed utilizing technical studies prepared by qualified experts, as well as outreach and collaboration with Native American Tribes, the community planning group and preservation groups such as the Save Our Heritage Organisation. The element contains detailed language and policies in relation to the preservation and protection of historic resources. The draft plan identifies two new potential historic districts: South Park, and Culverwell and Taggart's Addition within the Golden Hill neighborhood. The implementation discussion below and Attachment 6 includes more detailed information on the work program prioritization of potential historic districts and proposed regulations intended to protect resource integrity within the potential districts.

D. How does the community plan implement the Climate Action Plan?

The City of San Diego's Climate Action Plan (CAP) lays out five bold strategies to meet 2020 and 2035 greenhouse gas (GHG) emissions targets. Community plan updates play a major role in implementing Strategy 3: Bicycling, Walking, Transit & Land Use. Key CPU-related measures under Strategy 3 include:

- Action 3.1: Implement the General Plan's Mobility Element and the City of Villages Strategy in Transit Priority Areas to increase the use of transit;
- Action 3.2: Implement pedestrian improvements in Transit Priority Areas to increase commuter walking opportunities;
- Action 3.3: Implement the City of San Diego's Bicycle Master Plan to increase commuter bicycling opportunities; and
- Action 3.6: Implement transit-oriented development within Transit Priority Areas.

Emissions reductions attributed to effective land use in Action 3.6 equal 1.0 percent of the total GHG reductions anticipated with implementation of the CAP by 2035 and 4.3 percent of the reductions resulting from local actions. All Strategy 3 Actions mentioned above total 3.6 percent of the total reductions and 14.9 percent of local actions for 2035.

As detailed in the qualitative analysis contained in Attachment 7, the Golden Hill community plan update complies with the CAP through: identification of village locations, applying land use designations and implementing zoning to support transit-oriented development, supporting transit operations and access, and designing a multi-modal mobility network, among other measures. Because of the citywide nature of the GHG reductions, the CAP does not include a specified quantitative target applicable to each individual community plan. Just as the General Plan acknowledges that implementation of the City of Villages strategy will vary by community, so too CAP measures require thoughtful discretion in application so that co-benefits are achieved

to the maximum extent possible, and City responsibilities to implement additional state laws (related to general plans, environmental justice, water quality, air quality, housing, fire safety, and others topics) are addressed.

Quantitative precision in achieving reductions is an exercise that is most appropriately addressed on a citywide level during the annual monitoring of the CAP as a whole. However, the City is evaluating an analytical approach aimed at quantifying the effect of applying multimodal mobility strategies on commute patterns. The results may provide insights to potential future mode shares associated with community plan updates. It is important to remember that mobility infrastructure and commuting patterns extend beyond community and city boundaries, so any community-specific projection relies upon assumptions pertaining to the larger regional mobility network.

In addition, while the City has committed to meeting its GHG reduction targets, there is flexibility in how those targets are attained. As stated on page 29 of the CAP, “for identified local ordinance, policy or program actions to achieve 2020 and 2035 GHG reduction targets, the City may substitute equivalent GHG reductions through other local ordinance, policy or program actions.” This will allow the City to be responsive to changes in technology and public policy priorities, as well as to seek the most cost-effective and beneficial strategies over the long-term implementation of the CAP.

E. How will the community plan be implemented?

The plans provide community-specific, tailored policies and a long-range physical development guide for City staff, decision makers, property owners, and citizens engaged in community development. Key tools to implement the plan include:

1. Impact Fee Study (IFS)

Impact Fee Studies (formerly known as Public Facilities Financing Plans) identify new and expanded public facilities and determine financing mechanisms, primarily through use of Development Impact Fees (DIFs). A list of facilities and their estimated costs is determined based upon needs identified in the community plan. DIFs are calculated based upon development estimates, and new development paying its proportional fair-share cost. The largest DIF component by cost within the draft Golden Hill IFS is for park and recreation facilities followed by mobility, and fire-rescue facilities. The IFS is included as Attachment 8.

2. Zoning Program

The adopted Golden Hill Planned District Ordinance (GHPDO) would be repealed and the community would be rezoned using citywide zones (Attachments 9 and 10). This will serve to update development regulations as citywide zones have evolved to contain newer standards, and also allow more streamlined administration. The proposed zones allow similar permitted uses, heights and floor area ratios to those of the GHPDO. Attachment 11 reflects the proposed zoning map for the Greater Golden Hill planning area.

Municipal Code amendments to citywide commercial zones are also proposed to address specific issues such as the location of parking and limiting drive-thru components. Also, a new separately regulated light industrial use of Artisan Food and Beverage Producer is proposed in response to these businesses locating in the urbanized communities over the past several years. The new use category will allow establishments up to 20,000 square feet in size that engage in commercial on-site production of food and/or beverage products (i.e. coffee products, ice cream, baked goods, confection, alcoholic and non-alcoholic beverages, and other foodstuffs) in the Community Commercial (CC) zones in accordance with Process One staff level approval where limited use criteria are met, and subject to a Process Two Neighborhood Use Permit (staff level decision appealable to Planning Commission) in the Neighborhood Commercial (CN) zones. These code amendments are being processed separately as a part of the actions associated with the North Park Community Plan update.

3. Historic Districts

The identification and prioritization of historic districts is an important component of the plan update process as the community is home to many valuable historic resources. In determining how to process the two potential historic districts identified, the Planning Department developed a number of prioritization factors, weighted in order of importance. Based on these criteria, the priority of the two districts proposed by the community plan update would be: South Park and Culverwell and Taggart's Addition (Attachment 6).

The districts could be processed annually based on the capacity of staff and the Historical Resources Board. The size of the potential historic districts would also need to be taken into consideration. The City intends to annually process one district from North Park, Golden Hill, and Uptown.

Amendments to the Historical Resource regulations (Municipal Code Chapter 12, Article 6 and Chapter 14, Article 3) are proposed to create a process for review of potential contributing resources to a potential historical district. Proposed development activity that complies may be permitted in accordance with a Process One staff level approval. Development activity on the premises of a potential contributing resource that does not meet the criteria for a Process One approval would be subject to a Process Two Neighborhood Development Permit where the applicant must demonstrate that reasonably feasible measures to protect and preserve the integrity of the potential historical district have been provided, and the proposed project will not result in a substantial loss of integrity within the potential district, which would render it ineligible for historic designation. These code amendments are being processed separately as a part of the actions associated with the North Park Community Plan update.


4. Streamlining for Infill Projects

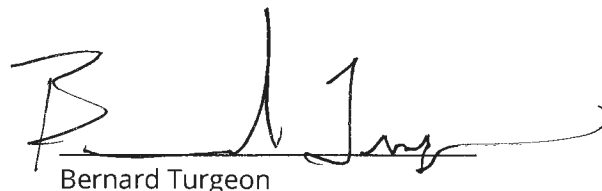
CEQA Guidelines Section 15183.3 allows the City to streamline environmental review for individual infill projects. Future development projects can rely on the analyses in the PEIR if the project meets applicable criteria for an infill project and would only need to address project-specific impacts not addressed in the PEIR.

CONCLUSION

The draft Golden Hill Community Plan provides the vision, guiding principles, policies and specific proposals to guide future growth and provide for the quality of life in this distinctive, vibrant and historic community consistent with the City's General Plan and Climate Action Plan. The community plan provides smart growth goals and policies, clear urban design guidance, and policies for preservation of the community's historic and natural resources. The community plan was drafted through a community-based process and greatly benefitted from the efforts of an engaged citizenry and stakeholders, including past and present members of the Greater Golden Hill Planning Committee.

Respectfully submitted,


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Attachments:

1. Draft Golden Hill Community Plan (June 2016)
2. Final Program Environmental Impact Report (PEIR)
3. PEIR Mitigation, Monitoring and Reporting Program
4. PEIR Draft Findings and Statement of Overriding Considerations
5. Vicinity Map
6. Potential Historic District Fact Sheet and Prioritization
7. Climate Action Plan Conformance Evaluation
8. Draft Impact Fee Study
9. Draft Zoning Ordinance – Repealing Golden Hill Planned District
10. Draft Zoning Ordinance – Rezoning Land
11. Draft Zoning Map (C-sheet)
12. Draft Community Plan Amendment Resolution
13. Errata Sheet with Community Plan Edits Since June 2016

Golden Hill Community Plan
June 2016 Draft

Available Under Separate Cover:

<https://www.sandiego.gov/planning/community/profiles/greatergoldenhill>

Program Environmental Impact Report
North Park and Golden Hill
Community Plan Updates

Project Number 380611
Sch. No. 2013121076

Available Under Separate Cover:
<https://www.sandiego.gov/planning/programs/ceqa>

ATTACHMENT 3

MITIGATION MONITORING AND REPORTING PROGRAM FOR THE GOLDEN HILL COMMUNITY PLAN UPDATE

REGARDING FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE NORTH PARK AND GOLDEN HILL COMMUNITY PLAN UPDATES

PROJECT NUMBER 380611

SCH No. 2013121076

September 2016

**MITIGATION MONITORING AND REPORTING PROGRAM FOR THE
GOLDEN HILL COMMUNITY PLAN UPDATE AND ASSOCIATED DISCRETIONARY ACTIONS
(PUBLIC RESOURCES CODE 21081.6)**

This Mitigation Monitoring and Reporting Program (MMRP) is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the department responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the MMRP will be maintained at the offices of the Land Development Review Division, 1222 First Avenue, Fifth Floor, San Diego, California 92101. All mitigation measures contained in the Program Environmental Impact Report SCH No. 2013121076; PROJECT NUMBER 380611 shall be made conditions of future development within the Golden Hill Community Plan Update (CPU) area as further described below.

I. Transportation and Circulation

Intersections

a. Impacts

As described in Section 7.3 of the Program Environmental Impact Report (PEIR), the proposed Golden Hill CPU and associated discretionary actions would have a cumulative traffic-related impact at six of the twelve study intersections.

b. Mitigation Framework

Intersection improvements identified in the Traffic Impact Study (TIS) would reduce potentially significant intersection impacts. Measures TRANS 7.3-1 through TRANS 7.3-6 are included as mitigation measures for the Golden Hill CPU and associated discretionary actions and are included within the proposed Impact Fee Study (IFS).

TRANS 7.3-1	B Street & 17th Street/I-5 SB Off-Ramp (Impact 7.3-1): Install traffic signal control at the intersection.
TRANS 7.3-2	SR-94 WB Ramps & Broadway (Impact 7.3-2): Install traffic signal control at the intersection.
TRANS 7.3-3	SR-94 WB Ramps & 28th Street (Impact 7.3-3): Install traffic signal control at the intersection.
TRANS 7.3-4	SR-94 EB Ramps & 28th Street (Impact 7.3-4): Install traffic signal control at the intersection. Restripe the southbound approach to have an exclusive left-turn lane and a through lane.
TRANS 7.3-5	F Street & 25th Street (Impact 7.3-5): Install traffic signal control at the intersection.
TRANS 7.3-6	G Street & 25th Street (Impact 7.3-6): Install traffic signal control at the intersection.

c. Mitigation Funding, Timing, and Responsibility

Funding sources would include the Impact Fee Schedule (IFS) fees required of future development and may include grants from the San Diego Association of Governments (SANDAG) and/or the California Department of Transportation (Caltrans). As discussed in the Findings, this impact was ultimately determined to be significant and unavoidable based on the lack of full funding and lack of assurance of implementation of the measure prior to occurrence of an impact. Mitigation timing would be driven by the timing of individual, project-level development related to impacts in the Golden Hill CPU area. However, the City of San Diego (City) would be responsible for collecting development fees associated with future development and coordinating with SANDAG and Caltrans regarding prioritization and implementation of improvements.

Roadway Segments

a. Impacts

As described in Section 7.3 of the PEIR, the proposed Golden Hill CPU and associated discretionary actions would have a cumulative traffic related impact at seven roadway segments.

b. Mitigation Framework

The TIS identified several roadway segment improvements that would reduce potentially significant impacts. As discussed in the Findings, a number of mitigation measures are infeasible due to conflicts with the overall mobility vision and other policies of the Golden Hill CPU and are precluded by surrounding development. These measures are not included in this MMRP. Only measures TRANS 7.3-8b, TRANS 7.3-9b, and TRANS 7.3-9c are recommended for implementation and therefore proposed as part of the Golden Hill CPU and associated discretionary actions and included within the proposed IFS.

TRANS 7.3-8 28th Street (Impact 7.3-8)

- a. Broadway to SR-94: Widen the roadway to a 4-lane collector. However, partial mitigation is proposed at this location with the widening of the roadway to a two-lane collector with continuous left-turn lane. This improvement project is identified on the Golden Hill IFS.

TRANS 7.3-9 30th Street from Grape Street to SR-94 (Impact 7.3-9)

- a. A Street to Broadway: Widen the roadway to a 4 lane collector. However, partial mitigation is proposed at this location with the widening of the roadway to a two lane collector with continuous left-turn lane. This improvement project is identified on the Golden Hill IFS.
- b. The proposed Broadway to SR-94: Widen roadway to a 2 lane collector with continuous left-turn lane. This improvement project is identified on the Golden Hill IFS.

c. Mitigation Funding, Timing, and Responsibility

Funding sources would include the IFS fees required of future development and may also include grants from SANDAG and/or Caltrans. As discussed in the Findings, these impacts were ultimately determined to be significant and unavoidable based on the lack of full funding and lack of assurance of implementation of the measure prior to occurrence of an impact. Mitigation timing would be driven by the timing of individual, project level development related to impacts in the Golden Hill CPU area. However, the City would be responsible for collecting development fees associated with future development and coordinating with SANDAG and Caltrans regarding prioritization and implementation of improvements.

Ramp Meters

a. Impacts

As described in Section 7.3 of the PEIR, three ramp meters would have significant cumulative impacts with implementation of the proposed Golden Hill CPU.

b. Mitigation Framework

As discussed in the PEIR and Findings, the ramp meter impacts would be significant and unavoidable because the City does not have approval authority over freeways and there is uncertainty as to the timing of implementation of improvements and whether they will occur prior to the occurrence of impacts. Additionally, none of the impacted ramp meters are included in SANDAG's San Diego Forward: The Regional Plan (RP); thus, fair share funding for the impacted ramps would be infeasible at this time. However, the following measure is proposed to partially mitigate the significant impact:

TRANS 7.3-20 The City of San Diego shall coordinate with Caltrans to address ramp capacity at impacted on-ramp locations (Impacts 7.3-20 through 7.3-22). Improvements could include additional lanes, interchange reconfiguration, etc.; however, specific capacity improvements are still undetermined, as these are future improvements that must be defined more over time. Furthermore, implementation of freeway improvements in a timely manner is beyond the full control of the City since Caltrans has approval authority over freeway improvements. At the project level, significant impacts at locations outside of the jurisdiction of the City could be partially mitigated in the form of fair share contribution or TDM measures that encourage carpooling and other alternative means of transportation consistent with proposed CPU policies. Fair share contributions may be provided at the project level for impacted ramps where the impacted facility is included in the SANDAG RP; however, at this time none of the impacted ramps are included in the SANDAG RP.

c. Mitigation Funding, Timing, and Responsibility

As discussed above and in the Findings, specific funding sources and timing of ramp improvements are not known at this time because no improvements to these ramps are identified in the SANDAG RP. Potential funding sources may include SANDAG and/or Caltrans, as noted. Thus, the impacts to

freeway ramps would be significant and unavoidable. However, the City will coordinate with Caltrans regarding ramp improvements on an ongoing basis.

II. Noise

Ambient Noise

a. Impacts

An increase in ambient vehicular traffic noise in the Golden Hill CPU area would result from continued build-out of the proposed Golden Hill CPU and increases in traffic due to regional growth. A significant increase would occur adjacent to several street segments in the Golden Hill CPU area. The increase in ambient noise levels could result in the exposure of existing noise sensitive land uses to noise levels in excess of the compatibility levels established in the General Plan. Thus, impacts to existing noise sensitive land uses would be significant (Impact 7.6-1).

In the case of ministerial projects, there is no procedure to ensure that exterior noise would be adequately attenuated. Therefore, exterior noise impacts for ministerial projects located in areas that exceed the applicable land use and noise compatibility level would be significant and unavoidable.

b. Mitigation Framework

Increases in ambient noise levels resulting in the exposure of existing noise sensitive land uses to noise levels in excess of the compatibility levels established in the General Plan Noise Element, would be significant and unavoidable. Additionally future ministerial projects could be subject to freeway noise levels in excess of the City's compatibility levels. No feasible mitigation has been identified at the program level to reduce these impacts to less than significant.

Vehicular Noise

a. Impacts

A mitigation framework exists for new discretionary development in areas exposed to high levels of vehicle traffic noise. Individual projects would be required to demonstrate that exterior and interior noise levels would be compatible with City standards. Noise compatibility impacts associated with the proposed Golden Hill CPU and associated discretionary actions would be less than significant with implementation of existing regulations and noise standards. However, in the case of ministerial projects, there is no procedure to ensure that exterior noise is adequately attenuated. Therefore, exterior noise impacts for ministerial projects located in areas that exceed the applicable land use and noise compatibility level would be significant and unavoidable.

b. Mitigation Framework

Significant and unavoidable exterior traffic noise impacts associated with construction of new noise sensitive land uses that require only a ministerial permit as described in Impact 7.6-2 would be significant and unavoidable. No feasible mitigation has been identified at the program level to reduce this impact to less than significant.

Temporary Construction Noise

a. Impacts

Construction activities related to implementation of the proposed Golden Hill CPU and associated discretionary actions would potentially generate short-term noise levels in excess of 75 A-weighted decibels average sound level [dB(A) L_{eq}] at adjacent properties. While the City regulates noise associated with construction equipment and activities through enforcement of noise ordinance standards (e.g., days of the week and hours of operation) and imposition of conditions of approval for building or grading permits, there is a procedure in place that allows for a permit to deviate from the noise ordinance. Due to the highly developed nature of the Golden Hill CPU area with sensitive receivers potentially located in proximity to construction sites, there is a potential for construction of future projects to expose existing sensitive land use to significant noise levels.

Vibration impacts would be reduced by scheduling construction activities with the highest potential to produce perceptible vibration to hours with least potential to affect nearby properties. However, pile driving within 95 feet of existing structures has the potential to exceed 0.20 inch per second, and would be potentially significant (Impact 7.6-4). While future development projects would be required to incorporate feasible mitigation measures, due to the close proximity of sensitive receivers to potential construction sites, the program-level impact related to vibration would remain significant and unavoidable.

b. Mitigation Framework

In order to mitigate impacts related to construction noise and compliance with Municipal Code – Construction (Impact 7.6-4), the following mitigation measure would be implemented.

NOISE 7.6-1 At the project level, development projects will be required to incorporate feasible mitigation measures. Typically, noise can be reduced to comply with City standards when standard construction noise control measures are enforced at the project site and when the duration of the noise-generating construction period is limited to one construction season (typically one year) or less.

- Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M. Construction is not allowed on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays. (Consistent with Section 59.5.0404 of the San Diego Municipal Code).
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise-generating equipment (e.g., compressors) as far as possible from adjacent residential receivers.
- Acoustically shield stationary equipment located near residential receivers with temporary noise barriers.

- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem.

In order to mitigate impacts relative to vibration during construction (Impact 7.6-5), the following mitigation measure would be implemented.

NOISE 7.6-2

For discretionary projects where construction would include vibration-generating activities, such as pile driving, within 95 feet of existing structures, site-specific vibration studies shall be conducted ensure the development project would not adversely affect adjacent properties to the satisfaction of the Chief Building Official. Such efforts shall be conducted by a qualified structural engineer and could include:

- Identify sites that would include vibration compaction activities such as pile driving and have the potential to generate groundborne vibration and the sensitivity of nearby structures to groundborne vibration.
- Develop a vibration monitoring and construction contingency plan to identify structures where monitoring would be conducted; set up a vibration monitoring schedule; define structure-specific vibration limits; and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions. Construction contingencies would be identified for when vibration levels approach the limits.
- Monitor vibration during initial demolition activities and during pile-driving activities. Monitoring results may indicate the need for more or less intensive measurements.
- When vibration levels approach limits, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.
- Conduct post-survey on structures where either monitoring has indicated high levels or complaints of damage have been made. Make appropriate repairs or compensation where damage has occurred as a result of construction activities.

c. Mitigation Funding, Timing, and Responsibility

Funding for the described noise mitigation would be provided on a project-specific basis, during the discretionary review process for individual projects to be completed and funded by applicants and/or developers. During discretionary review site specific analysis would be completed and specific conditions would be imposed on projects by the City that would be implemented before, during and after construction as warranted by the site specific reports and as specified in mitigation measures NOISE 7.6-1 and 7.6-2. Responsibility for noise-related mitigation monitoring, enforcement and reporting would be with the City of San Diego.

III. Historical Resources

Historic Structures, Objects, or Sites

a. Impacts

Implementation of the proposed Golden Hill CPU and associated discretionary actions could result in an alteration of a historic building, structure, object, or site. This impact is potentially significant and mitigation is required.

b. Mitigation Framework

The City of San Diego's General Plan, combined with federal, state, and local regulations, provide a regulatory framework for project-level historical resources evaluation/analysis criteria, and when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources—such as designated historical resources; historical buildings, districts, landscapes, objects, and structures; important archaeological sites; and traditional cultural properties—are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. The following mitigation measure provides a framework that would be required of future development projects with the potential to impact significant historical resources.

HIST-7.7-1 Historic Buildings, Structures, and Objects

Prior to issuance of any permit for a development project implemented in accordance with the proposed Golden Hill CPU that would directly or indirectly affect a building/structure in excess of 45 years of age, the City shall determine whether the affected building/structure is historically significant. The evaluation of historic architectural resources shall be based on criteria such as: age, location, context, association with an important person or event, uniqueness, or structural integrity, as indicated in the Guidelines.

Preferred mitigation for historic buildings or structures shall be to avoid the resource through project redesign. If the resource cannot be entirely avoided, all prudent and feasible measures to minimize harm to the resource shall be taken. Depending upon project impacts, measures shall include, but are not limited to:

- Preparing a historic resource management plan;
- Adding new construction which is compatible in size, scale, materials, color and workmanship to the historic resource (such additions, whether portions of existing buildings or additions to historic districts, shall be clearly distinguishable from historic fabric);
- Repairing damage according to the Secretary of the Interior's Standards for Rehabilitation;
- Screening incompatible new construction from view through the use of berms, walls and landscaping in keeping with the historic period and character of the resource;
- Shielding historic properties from noise generators through the use of sound walls, double glazing and air conditioning; and

Specific types of historical resource reports, outlined in Section III of the Historic Resources Guidelines, are required to document the methods to be used to determine the presence or absence of historical resources, to identify potential impacts from a proposed project, and to evaluate the significance of any historical resources identified. If potentially significant impacts to an identified historical resource are identified these reports will also recommend appropriate mitigation to reduce the impacts to below a level of significance, where possible. If required, mitigation programs can also be included in the report.

c. Mitigation Funding, Timing, and Responsibility

Funding for the described mitigation related to historical resources would be provided on a project-specific basis by the associated property owner(s) and/or developer(s). Mitigation Measure HIST-7.7-1 would be implemented prior to issuance of any permit for a future development project under the Golden Hill CPU that could directly affect a building/structure in excess of 45 years of age that has been determined to be historically significant by the City. Responsibility for mitigation monitoring, enforcement and reporting related to archaeological and historical resources would be with the City of San Diego.

Religious and Sacred Resources

a. Impacts

As described in Section 7.7, Historical Resources, of the PEIR, important religious or sacred resources may occur within the Golden Hill CPU area. As a result, future development pursuant to the CPU could have a significant impact on important religious or sacred resources.

b. Mitigation Framework

Implementation of the measure below would reduce significant program-level (and project-level) impacts to archeological resources, religious and sacred resources, and human remains, but not to less than significant.

HIST-7.7-2 Archaeological and Tribal Cultural Resources

Prior to issuance of any permit for a development project implemented in accordance with the proposed Golden Hill CPU that could directly affect an archaeological or tribal cultural 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 which may be impacted by a development activity. Sites may include, but are not limited to, residential and commercial properties, privies, trash pits, building foundations, and industrial features representing the contributions of people from diverse socio-economic and ethnic backgrounds. Sites may also include resources associated with prehistoric 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 may conduct a site visit, as needed. If there is any evidence that the site contains archaeological or tribal cultural resources, then an archaeological 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, archeological testing and analysis. Before actual field reconnaissance would occur, background research is required which includes a record 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 Archaeology Center and any tribal repositories or museums.

In addition to the record searches mentioned above, background information may include, but is not limited to: 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 archeological research in similar areas, models that predict site distribution, and archeological, 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, but not limited to, 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, based on the City Guidelines must be performed by a qualified archaeologist.

Step 2:

Where a recorded archaeological site or Tribal Cultural Resource (as defined in the Public Resources Code) is identified, the City would be required to initiate consultation with identified California Indian tribes pursuant to the provisions in Public Resources Code Section 21080.3.1 and 21080.3.2., in accordance with Assembly Bill 52. It should be noted that during the consultation process, tribal representative(s) will be involved in making recommendations regarding the significance of a tribal cultural resource which also could be a prehistoric archaeological site. A testing program may be recommended which requires 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). The archaeological testing program, if required shall include 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. Results of the consultation process will determine the nature and extent of any additional archaeological evaluation or changes to the proposed project.

The results from the testing program shall be evaluated against the Significance Thresholds found in the Guidelines. If significant historical resources are identified within the Area of Potential Effect, the site may be eligible for local designation. However, this process would not proceed until such time that the tribal consultation has been concluded and an agreement is reached (or not reached) regarding significance of the resource and appropriate mitigation measures are identified. When appropriate, 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. When tribal cultural resources are present and also cannot be avoided, appropriate and feasible mitigation will be determined through the tribal consultation process and incorporated into the overall data recovery program, where applicable or project specific mitigation measures incorporated into the project. 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 distribution of a draft CEQA document and shall include the results of the tribal consultation process. 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, but not limited to, 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 tribal cultural resource 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 the California Public Resources Code Section 5097 must be followed. In the event that human remains are discovered during project grading, work shall halt in that area and the procedures set forth in the California Public Resources Code (Section 50987.98) and State Health and Safety Code (Section 7050.5), and in the federal, state, and local regulations described above shall be undertaken. These provisions will be outlined in the Mitigation Monitoring and Reporting Program (MMRP) included in a subsequent project-specific environmental document. The Native American monitor shall be consulted during the preparation of the written report, at which time they 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 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 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 "Archaeological Resource Management Reports: Recommended Contents and Format" (see Appendix C of the Guidelines), which will be used by Environmental 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 tribal cultural resources 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 which 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) 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 which has the proper facilities and staffing for insuring research access to the collections consistent with state and federal standards, unless otherwise determined during the tribal consultation process. 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 [Coto] and California Native American Graves Protection and Repatriation Act of 2001) [Health and Safety Code 8010-8011]) and federal (i.e., Native American Graves Protection and Repatriation Act [U.S.C. 3001-3013]) 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 of all recovered artifacts must be established between the applicant/property owner and the consultant prior to the initiation of the field reconnaissance. When tribal cultural resources are present, or non-burial-related artifacts associated with tribal cultural resources area suspected to be recovered, the treatment and disposition of such resources will be determined during the tribal consultation process. This information must then 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, Title 36 of the Code of Federal Regulations, Part 79. Additional information regarding curation is provided in Section II of the Guidelines.

c. Mitigation Funding, Timing, and Responsibility

Funding for the described mitigation would be provided on a project-specific basis by the associated property owners and/or developers. Mitigation timing and responsibilities for mitigation monitoring, enforcement and reporting s would be the same as that described above under Historical Resources.

IV. Paleontological Resources

a. Impacts

Because of high sensitivity for paleontological resources within the underlying geologic formations, grading could potentially destroy fossil resources. Therefore, implementation of future ministerial and discretionary projects within the proposed Golden Hill CPU area within the San Diego Formation has the potential to result in significant impacts to paleontological resources.

b. Mitigation Framework

In order to reduce the potential adverse impact to paleontological resources associated with discretionary projects, the project would incorporate the mitigation measure identified in the General Plan PEIR addressing paleontological resource impacts.

The following measure would apply to any discretionary project that proposes subsurface disturbance within a high sensitivity formation. If no subsurface disturbance is planned, then the

paleontological resources would not be impacted and development of a project-specific paleontological monitoring and discovery treatment plan would not be necessary. The following mitigation measure would reduce Impact 7.10 to a less than significant level.

PALEO 7.10 Prior to the approval of subsequent discretionary development projects implemented in accordance with the proposed Golden Hill CPU, the City shall determine the potential for impacts to paleontological resources within a high sensitivity formation based on review of the project application submitted, and recommendations of a project-level analysis completed in accordance with the steps presented below. Future projects shall be sited and designed to minimize impacts on paleontological resources in accordance with the City's Paleontological Resources Guidelines and CEQA Significance Thresholds. Monitoring for paleontological resources required during construction activities shall be implemented at the project-level and shall provide mitigation for the loss of important fossil remains with future subsequent development projects that are subject to environmental review.

II. Prior to Project Approval

- A. The environmental analyst shall complete a project-level analysis of potential impacts on paleontological resources. The analysis shall include a review of the applicable USGS Quad maps to identify the underlying geologic formations, and shall determine if construction of a project would:
 - Required over 1,000 cubic yards of excavation and/or a 10-foot, or greater, depth in a high resources potential geologic deposit/formation/rock unit.
 - Require over 2,000 cubic yards of excavation and/or 10-foot, or greater, depth in a moderate resource potential geologic deposit/formation/rock unit.
 - Require construction within a known fossil location or fossil recovery site. Resource potential within a formation is based on the Paleontological Monitoring Determination Matrix.
- B. If construction of a project would occur within a formation with a moderate to high resource potential, monitoring during construction would be required.
 - Monitoring is always required when grading on a fossil recovery site or a known fossil location.
 - Monitoring may also be needed at shallower depths if fossil resources are present or likely to be present after review of source materials or consultation with an expert in fossil resources (e.g., the San Diego Natural History Museum).

- Monitoring may be required for shallow grading (<10 feet) when a site has previously been graded and/or unweathered geologic deposits/formations/rock units are present at the surface.
- Monitoring is not required when grading documented artificial fill. When it has been determined that a future project has the potential to impact a geologic formation with a high or moderate fossil sensitivity rating a Paleontological MMRP shall be implemented during construction grading activities.

c. Mitigation Funding, Timing, and Responsibility

Funding for the described mitigation related to paleontological resources would be provided on a project-specific basis by the associated property owner(s) and/or developer(s).

As noted in Mitigation Measure PALEO-7.10, applicable elements of this measure would be implemented prior to issuance of any discretionary permits, construction permits, during construction, and post-construction. Responsibility for mitigation monitoring, enforcement and reporting related to paleontological resources would be with the City of San Diego.

ATTACHMENT 4

**DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
CANDIDATE FINDINGS
AND
DRAFT PROGRAM ENVIRONMENTAL REPORT
STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE GOLDEN HILL COMMUNITY PLAN UPDATE**

**REGARDING FINAL PEIR FOR THE NORTH PARK AND
GOLDEN HILL COMMUNITY PLAN UPDATES
PROJECT NUMBER 380611
SCH No. 2013121076**

September 2016

CANDIDATE FINDINGS FOR THE GOLDEN HILL COMMUNITY PLAN UPDATE

I. INTRODUCTION

A. Findings of Fact and Statement of Overriding Considerations

The following Candidate Findings and Statement of Overriding Considerations are made for Golden Hill Community Plan Update (CPU) (hereinafter referred to as the "Project"). Separate Candidate Findings are prepared for the North Park CPU. The environmental effects of the Project are addressed in the Final Program Environmental Impact Report ("Final PEIR") dated September 2016 (State Clearinghouse No. 2013121076), which is incorporated by reference herein.

The California Environmental Quality Act (CEQA) (Pub. Res. Code §§ 21000, et seq.) and the State CEQA Guidelines (Guidelines) (14 Cal. Code Regs. §§ 15000, et seq.) promulgated thereunder, require that the environmental impacts of a proposed project be examined before a project is approved. In addition, once significant impacts have been identified, CEQA and the CEQA Guidelines require that certain findings be made before project approval. It is the exclusive discretion of the decision maker certifying the EIR to determine the adequacy of the proposed candidate findings. Specifically, regarding findings, Guidelines Section 15091 provides:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - 1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
 - 2. Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
 - 3. Specific economic, legal, social, technological, or other considerations, including considerations for the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.
- (b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.
- (c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subdivision (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.
- (d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant

environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

- (e) The public agency shall specify the location and custodian of the documents or other materials which constitute the record of the proceedings upon which its decision is based.
- (f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

These requirements also exist in Section 21081 of the CEQA statute. The “changes or alterations” referred to in Section 15091(a)(1) above, that are required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects of the project, may include a wide variety of measures or actions as set forth in Guidelines Section 15370, including:

- (a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- (b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- (c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- (d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- (e) Compensating for the impact by replacing or providing substitute resources or environments.

Should significant and unavoidable impacts remain after changes or alterations are applied to the project, a Statement of Overriding Considerations must be prepared. The statement provides the lead agency's views on whether the benefits of a project outweigh its unavoidable adverse environmental effects. Regarding a Statement of Overriding Considerations, Guidelines Section 15093 provides:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits, including region- wide or statewide environmental benefits, of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits, of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of

determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091.

Having received, reviewed and considered the Final PEIR for the North Park and Golden Hill Community Plan Updates, State Clearinghouse No. 2013121076, as well as all other information in the record of proceedings on this matter, the following Findings of Fact (Findings) for the Golden Hill Community Plan Update (CPU) are made and Statement of Overriding Considerations (Statement) is adopted by the City of San Diego (City) in its capacity as the CEQA Lead Agency. These Findings and Statement set forth the environmental basis for current and subsequent discretionary actions to be undertaken by the City and responsible agencies for the implementation of the project.

B. Record of Proceedings

For purposes of CEQA and these Findings, the Record of Proceedings for the Project consists of the following documents and other evidence, at a minimum:

- The Notice of Preparation (NOP), dated December 23, 2013, and all other public notices issued by the City in conjunction with the Project;
- The Draft PEIR (Draft PEIR), dated May 31, 2016;
- The Final PEIR for the Project, dated September 2016;
- All written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR;
- All responses to written comments submitted by agencies or members of the public during the public review comment period on the Draft PEIR and included in the Final PEIR;
- The Mitigation Monitoring and Reporting Program (MMRP) for the Golden Hill Community Plan Update (CPU);
- The reports and technical memoranda included or referenced in Responses to Comments and/or in the Final PEIR;
- All documents, studies, EIRs, or other materials incorporated by reference in the Draft PEIR and the Final PEIR;
- Matters of common knowledge to the City, including but not limited to federal, state and local laws and regulations;
- Any documents expressly cited in these Findings and SOC; and
- Any other relevant materials required to be included in the record of proceedings pursuant to Public Resources Code Section 21167.6(e).

C. Custodian and Location of Records

The documents and other materials which constitute the administrative record for the City's actions related to the project are located at the City of San Diego, Planning Department, 1010 Second Avenue, 12th Floor, San Diego, CA 92101. The City Planning Department is the custodian of the administrative record for the Project. Copies of these documents, which constitute the record of proceedings, are and at all relevant times have been, and will be available upon request at the

offices of the City Planning Department. This information is provided in compliance with Public Resources Code Section 21081.6(a)(2) and CEQA Guidelines Section 15091(e).

II. PROJECT SUMMARY

A. Project Location

The Golden Hill CPU area (Golden Hill community or Golden Hill) is an urbanized community consisting of approximately 750 acres (approximately 1.2 square miles), located east of downtown San Diego and adjacent to Balboa Park. It comprises the Golden Hill and South Park neighborhoods. The Golden Hill community boundary is Balboa Park and Juniper Street on the north, 32nd Street between Juniper Street and Hawthorn Street, then along Marlton Drive to the 34th Street canyon to Beech Street on the east, State Route 94 (SR-94) on the south and Interstate 5 (I-5) on the west.

B. Project Background

The adopted Golden Hill Community Plan was last updated in 1988. The City initiated the process of updating the Uptown, North Park and Golden Hill Community Plans in 2009. The Notice of Preparation (NOP) for the Program Environmental Impact Report (PEIR) was issued on December 23, 2013 (State Clearinghouse No. 2013121076) and a public scoping meeting was held on January 9, 2014 to gather agency and public input on the scope and content of the PEIR. As a result of timing related to stakeholder input, the environmental analysis for the Uptown CPU was removed from this PEIR and is analyzed in a separate CEQA document. While the North Park and Golden Hill CPUs are analyzed in one EIR, these findings pertain only to the Golden Hill CPU.

Between 2009 and 2016, an extensive outreach program was undertaken to solicit input from residents, business owners, community leaders, public officials, and other interested parties. The outreach program included multiple Community Plan Update Advisory Committee (CPUAC) meetings on various land use topics, historic resources and mobility open house events, and a cluster workshop involving participants from each of the three communities to discuss urban design. Multi-day workshops or "charrettes" focusing on land use, areas of change and stability, urban design, mobility, historic resources, and recreation were conducted for each of the Community Plan Update (CPU) areas culminating in an urban design framework that would set the foundation for developing land use policies and recommendations. Additionally, "Open Mic Night" events were hosted by the City in an effort for community members to consider various perspectives from stakeholder organizations such as those representing local business districts, neighborhood-level organizations, historic preservation societies, planning and architectural organizations, and hospitals, as well as walkability, open space, and housing advocates. The policies and details of the CPUs were developed and shaped through this process.

C. Project Description and Purpose

The projects analyzed in the Final PEIR include implementation of the North Park and Golden Hill CPUs along with several other associated discretionary actions described below. These Findings address the Golden Hill CPU and discretionary actions relevant to that community as described below. The purpose of the proposed Golden Hill CPU is to ensure consistency of the CPU with and incorporate relevant policies from the City of San Diego General Plan (General Plan), as well as provide a long-range, comprehensive policy framework and vision for growth and development in the community through 2035.

The project includes amendments to the General Plan to incorporate the updated community plan as a component of the General Plan's Land Use Element; amendments to the Land Development Code and maps; adoption of the Golden Hill Impact Fee Study (IFS) (formerly known as Public Facilities Financing Plans), and rezoning of the CPU area with Citywide zones. The CPU and associated regulatory documents form the "project" for this Final PEIR.

Specific project elements are further detailed below:

1. General Plan Elements

The Land Use Elements define Village Districts and key corridors where future growth is targeted within both communities in order to fulfill the General Plan's City of Villages strategy. While the proposed CPU set forth procedures for implementation, they do not on their own establish regulations or legislation, nor do they, on their own, rezone property. Controls on development and use of public and private property including zoning, development regulations, and implementation of transportation improvements are included as part of the Golden Hill CPU.

The Golden Hill Community Plan contains nine elements and an Introduction and Implementation section. Applicable goals and policies are provided within each of the following elements: Land Use; Mobility; Urban Design; Economic Prosperity; Public Facilities, Services and Safety; Recreation; Conservation, and Historic Preservation.

2. Zoning and Land Development Code Amendments

Throughout the CPU area, Citywide zoning would be applied in all areas. The project would repeal the Golden Hill Planned District Ordinance and rezone parcels with existing and modified Citywide zones to implement the proposed land use plan designations.

The project also includes an amendment to the Historical Resources Regulations of the Municipal Code (Sections 143.0210 et seq.) to provide supplemental development regulations for potential historic districts as adopted by the City Council at the review and consideration of the CPU. These regulations would provide interim protections to the integrity of the specified potential historic districts within the CPU areas by requiring an evaluation of proposed modifications to applicable residential structures within the boundaries of the proposed potential historic district. These supplemental regulations would apply to single- and multi-family residential structures within the identified potential historic districts.

3. MHPA Boundary Line Corrections

The project includes comprehensive community-wide Multi-Habitat Planning Area (MHPA) boundary line corrections. The MHPA boundary line corrections were completed using a comprehensive, systematic approach. The boundary line corrections generally removed existing developed areas in addition to the 35-foot brush management zone 1 area as required in accordance with the City's Land Development Code, Section 142.0412. The comprehensive MHPA boundary corrections result in removal of acreage of existing developed lands from the MHPA and an addition of sensitive habitats including coastal sage scrub and chaparral.

5. Adoption of the Golden Hill Impact Fee Study (IFS)

The project would include adoption of the Golden Hill IFS which provides a list of facilities that are needed to implement the goals of the community plan, and to develop applicable Development Impact Fees (DIFs) pursuant to the California Government Code through which new development will pay a fair-share of the cost of those facilities based on a clear nexus. The IFS functions as an implementation document of the City of San Diego's General Plan and the Golden Hill Community Plan.

In summary, this project would update the existing Golden Hill Community Plan that was last updated by the City Council in 1988. The proposed Golden Hill CPU would be compatible with the adopted City of San Diego General Plan City of Villages strategy and would provide guidance for future growth and redevelopment with regard to the distribution and arrangement of land uses (public and private), local street and transit network, prioritization and provision of public facilities, community and site-specific urban design guidelines, and recommendations to preserve and enhance natural and cultural resources within the community.

The overall vision of the proposed Golden Hill Community Plan is to guide, over the next 20 to 30 years, future infill development that is transit supportive per the General Plan and is also protective of desired community character and resources. The proposed land use plan would locate the highest intensity land uses within the community along transit corridors where existing and future commercial, residential and mixed-use development can support existing and planned transit investments. Residential density is proposed to be increased from the adopted plans in some areas and, within Golden Hill, reduced in some areas to help achieve these objectives.

Following adoption of the Golden Hill CPU, changes may be required as a result of subsequent projects submittals in order to address changed circumstances and opportunities. If approved, they would take the form of amendments. The City's Planning Commission and City Council are responsible for reviewing and evaluating recommendations, and/or approving any amendments. Any proposed amendment would be subject to environmental review.

D. Statement of Objectives

As described in Section 3.3 of the Final PEIR, the project has the following nine objectives:

1. Develop a multi-modal transportation network emphasizing active transportation measures for walkable and bicycle-friendly streets, and transit-related measures supporting transit operations and access.
2. Maintain or increase the housing supply through the designation of higher residential densities focusing along major transit corridors.
3. Provide for increased economic diversification through land use to increase employment and economic growth opportunities.
4. Preserve the neighborhood character and design relationships between neighborhoods within each community through the development of transitions and design policies.
5. Identify significant historic and cultural resources within each community and provide for their preservation, protection, and enhancement.

6. Provide increased recreation opportunities and new public open spaces.
7. Preserve, protect and enhance each community's natural landforms, including canyons and environmentally sensitive lands.
8. Include financing strategies that can secure infrastructure improvements concurrent with development.
9. Environmental Leadership and Sustainability: Follow environmentally sensitive design and sustainable development practices.

III. SUMMARY OF IMPACTS

The project addressed in these findings is a comprehensive update to the currently adopted Golden Hill CPU. The proposed CPU is also a component of the City's General Plan as it expresses the General Plan policies in the proposed CPU area through the provision of more site-specific recommendations that implement goals and policies contained within the 10 elements of the General Plan. As such, the proposed CPU sets forth procedures for implementation and provides goals and policies for future development within the CPU area.

Controls on development and use of public and private property including zoning, design controls, and implementation of transportation improvements are included as part of the implementation program for the Golden Hill CPU.

The Final PEIR concludes that the proposed Golden Hill CPU will have **no significant impacts** and require no mitigation measures with respect to the following issues:

1. Land Use
 - Conflicts with Applicable Plans
 - Conversion of Open Space or Farmland
 - Conflicts with the MSCP Subarea Plan
 - Conflicts with an Adopted ALUCP
2. Visual Effects and Neighborhood Character
 - Scenic Vistas or Views
 - Neighborhood Character
 - Distinctive or Landmark Trees
 - Landform Alteration
 - Light or Glare
3. Transportation
 - Alternative Transportation
4. Air Quality
 - Conflicts with Air Quality Plans
 - Air Quality Standards
 - Sensitive Receptors
 - Odors

5. Greenhouse Gas Emissions

- Greenhouse Gas Emissions
- Conflicts with Plan or Policies

6. Noise

- Airport Noise
- Noise Ordinance Compliance
- Temporary Construction Noise (operational vibration)

7. Biological Resources

- Sensitive Wildlife Species
- Sensitive Habitats
- Wetlands
- Wildlife Corridors and Nursery Sites
- Multiple Species Conservation Program

8. Geologic Conditions

- Seismic Hazards
- Erosion or Loss of Topsoil
- Geologic Instability
- Expansive Soils

9. Hydrology and Water Quality

- Flooding and Drainage Patterns
- Water Quality
- Groundwater

10. Public Services and Facilities

11. Public Utilities

- Water Supply
- Utilities
- Solid Waste and Recycling

12. Health and Safety

- Wildfire Hazards
- Schools
- Emergency Evacuation and response Plans
- Hazardous Materials Site and Health Hazards
- Aircraft Related Hazards

Potentially **significant impacts of the proposed CPUs will be mitigated** to below a level of significance with respect to the following issues:

- Paleontological Resources (for discretionary projects only)
- Noise (Temporary Construction Noise)

No feasible mitigation measures are available to reduce impacts to below a level of significance for the following issues:

1. Transportation and Circulation
 - Traffic Circulation
2. Noise
 - Ambient Noise
 - Vehicular Noise
 - Temporary Construction Noise (vibration during construction)
3. Historical Resources
 - Historic Structures, Objects, or Sites
 - Prehistoric Resources, Sacred Sites, and Human Remains
4. Paleontological Resources (for ministerial projects only)

IV. FINDINGS REGARDING SIGNIFICANT IMPACTS

A. Findings Regarding Impacts That Will be Mitigated to Below a Level of Significance (CEQA §21081(a)(1) and CEQA Guidelines §15091(a)(1))

The City, having independently reviewed and considered the information contained in the Final PEIR and the public record for the project, finds, pursuant to Public Resource Code §21081(a)(1) and State CEQA Guidelines §15091(a)(1), that changes or alterations have been required in, or incorporated into, the Project which would mitigate or avoid the significant effects on the environment related to:

1. Noise - Temporary Construction Noise

Significant Effect

Construction activities related to implementation of the proposed CPU and associated discretionary actions would potentially generate short- term noise levels in excess of 75 dB(A) L_{eq} at adjacent properties (Impact 7.6-4)

Facts in Support of Finding

While the City regulates noise associated with construction equipment and activities through enforcement of noise ordinance standards (e.g., days of the week and hours of operation) and imposition of conditions of approval for building or grading permits, a permit may be obtained to deviate from the noise ordinance under certain circumstances. Due to the highly developed nature of the CPU area with sensitive receivers potentially located in proximity to construction sites, there is a potential for construction noise sensitive land uses to be exposed to noise levels in excess of noise ordinance standards. At a program-level of analysis it is not possible to conduct site specific noise evaluations to verify anticipated construction noise levels.

Rationale and Conclusion

Future development implemented in accordance with the CPU would be required to incorporate standard controls detailed in the Final PEIR mitigation measure 7.6-1 which would reduce construction noise levels emanating from the site, limit construction hours, and minimize disruption and annoyance. With the implementation of these measures, and the limited duration of the noise-generating construction period, the substantial temporary increase in ambient noise levels from construction would be less than significant.

2. Paleontological Resources (Discretionary Projects only)

Significant Effect

A potentially significant impact would result from implementation of future discretionary projects within the Golden Hill CPU areas associated with grading into the San Diego Formation, which has a high sensitivity for paleontological resources. Grading into this formation could potentially destroy fossil resources (Impact 7.10).

Facts in Support of Finding

A potentially significant impact would occur because future development would have the potential to disturb geologic formations during grading that contain fossils. The Golden Hill CPU area is underlain with San Diego Formation which has high paleontological resource sensitivity. If grading associated with future development destroys fossil remains occurring within this formation, a significant impact would occur.

Rationale and Conclusion

Mitigation framework PALEO 7.10 assures that future discretionary projects implemented in accordance with the Golden Hill CPU would be screened by City staff to determine the potential for grading to impact sensitive geologic formations. If future development projects would exceed the grading thresholds specified in the mitigation framework, the City would require paleontological monitoring which would ensure any inadvertent fossil discoveries during construction are identified, recovered, and handled in accordance with the required Paleontological MMRP. Thus, implementation of the regulatory framework would reduce potentially significant impacts to paleontological resources for future discretionary projects (but not ministerial projects) within the Golden Hill CPU area to less than significant. Implementation of this mitigation framework would be assured because it would be incorporated into the project's MMRP.

B. Findings Regarding Mitigation Measures, which are the Responsibility of Another Agency (CEQA §21081(a)(2)) and CEQA Guidelines §15091(a)(2))

The City, having reviewed and considered the information contained in the Final PEIR and the Record of Proceedings, finds pursuant to CEQA §21081(a)(2) and CEQA Guidelines §15091(a)(2) that there are no changes or alterations, which could reduce significant impacts that are within the responsibility and jurisdiction of another public agency.

1. Traffic and Circulation – Freeway Segments and Ramp Meters

Significant Effect

a. Freeway Segments

- I-5 from Old Town Avenue to Imperial Avenue (Impact 7.3-14)
- I-8 from Hotel Circle West to SR-15 (Impact 7.3-15)
- SR-15 from I-805 to SR-94 (Impact 7.3-16)
- I-805 from I-8 to SR-15 (Impact 7.3-17)
- SR-94 from 25th Street to SR-15 (Impact 7.3-18)
- SR-163 from I-8 to I-5 (Impact 7.3-19)

b. Ramp Meters

- Hancock Street to I-5 southbound on-ramp in the PM peak period (Impact 7.3-20)
- Kettner Boulevard to I-5 southbound on-ramp in the PM peak period (Impact 7.3-21)
- Fifth Avenue to I-5 southbound on-ramp in the PM peak period (Impact 7.3-22)

Facts in Support of Finding

a. Freeway Segments

At the project-level, significant impacts at locations outside of the jurisdiction of the City could be partially mitigated in the form of fair share contribution or transportation demand management (TDM) measures that encourage carpooling and other alternative means of transportation consistent with proposed Golden Hill CPU policies. Additionally, fair share contributions could be provided toward the construction of the following projects that are included in SANDAG's, San Diego Forward: The Regional Plan (RP):

- Operational improvements along I-8 between I-15 and SR-125 and between I-5 and SR-15 (TRANS 7.3-15)
- Construction of managed lanes along SR-15 from I-5 to I-805 and from I-8 to SR-163 (TRANS 7.3-16)
- Construction of managed lanes along I-805 between SR-15 and SR-52 (TRANS 7.3-17)
- Construction of managed lanes along SR-94 between I-5 and SR-125 (TRANS 7.3-18)

The SANDAG RP did not identify any improvements to the I-5 segment from Old Town Avenue to Imperial Avenue (Impact 7.3-14) or to the SR-163 northbound from I-8 to Robinson Avenue and SR-163 southbound from I-8 to I-5 segments (Impact 7.3-19). Thus, no feasible mitigation has been identified to reduce these impacts.

b. Ramp Meters

At the project-level, significant impacts at locations outside of the jurisdiction of the City could be partially mitigated in the form of fair share contribution or transportation demand management (TDM) measures that encourage carpooling and other alternative means of transportation consistent with proposed CPU policies. TRANS 7.3-20 also requires the City of San Diego to

coordinate with Caltrans to address ramp capacity at impacted on-ramp locations. Improvements could include, but not limited to, additional lanes and interchange reconfiguration; however, specific capacity improvements are still undetermined by Caltrans, as future improvements require additional study to determine actual improvements that would address the identified impacts. Future development projects could identify impacts and appropriate mitigation through project specific project transportation studies. Fair share contributions may be provided at the project level for impacted ramps where the impacted facility is included in the SANDAG RP; however at this time none of the impacted ramps are included in the SANDAG RP.

Rationale and Conclusion

a. Freeway Segments

Implementation of the Golden Hill CPU and associated discretionary actions would result in a significant impact to the segment of I-8 from Hotel Circle (W) to SR-15 (Impact 7.3-15). The SANDAG RP identifies operational improvements along I-8 between I-15 and SR-125 and between I-5 and SR-15 (TRANS 7.3-15) that would partially mitigate this impact.

A significant impact is also identified along the segment of SR-15 from I-805 to SR-94 (Impact 7.3-16). The SANDAG RP identifies construction of managed lanes along SR-15 from I-5 to I-805 and from I-8 to SR-163 (TRANS 7.3-16) that would partially mitigate this impact.

A significant impact is identified along the segment of I-805 from I-8 to SR-15 (Impact 7.3-17). The SANDAG RP identifies construction of managed lanes along I-805 between SR-15 and SR-52 (TRANS 7.3-17) that would partially mitigate this impact.

A significant impact is also identified along the segment of SR-94 from 25th Street to SR-15 (Impact 7.3-18). The SANDAG RP identifies construction of managed lanes along SR-94 between I-5 and SR-125 (TRANS 7.3-18) that would partially mitigate this impact. Caltrans is evaluating alternatives to this measure as part of the environmental analysis for the SR 94 Express Lanes Project, including bus on shoulders and other multi-modal projects outlined in the Community Based Alternatives of the SR-94 Express Lanes Project. This measure (or an alternative measure) would. This measure provides partial mitigation, since it would reduce the traffic demand on the freeway general purpose lanes.

Although implementation of the SANDAG RP measures would partially mitigate these impacts, at a program level of analysis, actual development and associated traffic impacts for the Uptown CPU will materialize over time. In addition, there is uncertainty as to the timing of implementation of the improvements and whether they will occur prior to the occurrence of the impacts. Regarding impacts, 7.3-14 and 7.3-19, the SANDAG RP did not identify any improvements to the I-5 segment from Old Town Avenue to Imperial Avenue (Impact 7.3-14) or to the SR-163 northbound from I-8 to Robinson Avenue and SR-163 southbound from I-8 to I-5 segments (Impact 7.3-19). Future development project's transportation studies would be able to more accurately identify individual project level impacts and provide the mechanism to mitigate them through fair share contributions in addition to the forecast funding planned by SANDAG and other funding sources consistent with the SANDAG RP. Thus, these freeway segment impacts would remain significant and unavoidable.

b. Ramp Meters

Mitigation measures that would potentially reduce southbound ramp meter impacts include additional freeway lanes, interchange reconfiguration, implementation of TDM measures that encourage carpooling and other alternate means of alternative transportation, or a combination of these measures. At a program level of analysis, implementation of ramp improvements is infeasible because the City does not have approval authority over freeways. Actual development and associated traffic impacts for the CPU will materialize over time. In addition, there is uncertainty as to the timing of implementation of improvements and whether they will occur prior to the occurrence of impacts. At the project level, future projects could make fair-share contributions to impacted ramps; however, only if these ramps are included in the SANDAG RP. None of the impacted segments are currently included within the SANDAG RP; thus, fair share funding for the impacted ramps is infeasible at this time. Future development project's transportation studies would be able to more accurately identify potential transportation impacts and provide the mechanism to mitigate them through project-specific mitigation including but not limited to physical improvements, fair share contribution, transportation demand management measures which may be more cost effective than alternative infrastructure improvements, or a combination of these measures. Thus, at a program level of analysis, the impact to ramp meters remains significant and unavoidable.

C. Findings Regarding Infeasible Mitigation Measures and Alternatives (CEQA §21081(a)(3) and CEQA Guidelines §15091(a)(3))

Potentially Significant Impacts that cannot be Mitigated Below a level of Significance (Public Resource Code §21081(a) (3):

The Project would have significant unavoidable impacts in the following issue areas:

1. Transportation and Circulation
 - Traffic Circulation
2. Noise
 - Ambient Noise
 - Vehicular Noise
 - Temporary Construction Noise (vibration during construction)
3. Historical Resources
 - Historic Structures, Objects, or Sites
 - Prehistoric Resources, Sacred Sites, and Human Remains
4. Paleontological Resources (for ministerial projects only)

Although mitigation measures are identified in the Final PEIR that could reduce significant impacts due to implementation of the proposed CPU, implementation of some of the mitigation measures cannot be assured since the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at the program level. "Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of

being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors.” The CEQA statute (Section 21081) and Guidelines (Section 15019(a)(3)) also provide that “other” considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

Relative to traffic and circulation, for those measures included in the IFS, full funding cannot be assured to implement these mitigation measures because the adequacy and timing of funding is not known and thus, the timing of completion of the improvements is uncertain. Similarly, it cannot be assured that measures identified in the SANDAG RP would be implemented prior to the occurrence of the impact. Other mitigation measures would not be consistent with the policy framework and goals of the proposed CPU and therefore, they are not recommended for implementation. Thus, for these significant impacts, a finding of infeasibility is appropriate because there are no feasible mitigation measures available that would reduce the identified impacts to below a level of significance.

1. Transportation – Traffic Circulation

Significant Effect

The following cumulative impacts to intersections, roadway segments, freeway segments and ramp meters were determined to be significant:

a. Intersections

- B Street & 17th Street/ I-5 SB Off-Ramp (Impact 7.3-1)
- SR-94 WB Ramps & Broadway (Impact 7.3-2)
- SR-94 WB Ramp & 28th Street (Impact 7.3-3)
- SR-94 EB Ramp & 28th Street (Impact 7.3-4)
- F Street & 25th Street (Impact 7.3-5)
- G Street & 25th Street (Impact 7.3-6)

b. Roadway Segments

- 25th Street: Broadway to F Street (Impact 7.3-7)
- 28th Street: Russ Boulevard to SR-94 (Impact 7.3-8)
- 30th Street: Grape Street to SR-94 (Impact 7.3-9)
- B Street: 25th Street to 28th Street (Impact 7.3-10)
- C Street: 30th Street to 34th Street (Impact 7.3-11)
- Fern Street: Juniper Street to A Street (Impact 7.3-12)
- Grape Street: 30th Street to 31st Street (Impact 7.3-13)

Facts in Support of Finding

a. Intersections

- B St, & 17th St/I-5 SB Off-Ramp (Impact 7.3-1)

- SR-94 WB Ramps & Broadway (Impact 7.3-2)
- SR-94 WB Ramps & 28th St (Impact 7.3-3)
- SR-94 EB Ramps & 28th St (Impact 7.3-4)
- F St & 25th St (Impact 7.3-5)
- G St & 25th St (Impact 7.3-6)

All of the six Golden Hill intersection impacts could be mitigated to less than significant through implementation of mitigation measures TRANS 7.3-1 through 7.3-6. All of the mitigation measures call for the installation of traffic control signals at the affected intersection. Additionally, measure 7.3-4 would also include restriping. All of these proposed intersection mitigation measures are identified within the proposed Golden Hill IFS.

b. Roadway Segments

25th Street: Broadway to F Street (Impact 7.3-7)

The functional classification of this roadway segment is 2 lane collector with continuous left turn lane. Widening to a 4 lane collector with continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-7).

28th Street: Russ Boulevard to SR-94 (Impact 7.3-8)

The functional classification of the 28th Street roadway segment from Russ Boulevard to C Street and C Street to Broadway is 2 lane collector with no center lane. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-8).

The functional classification of the 28th Street roadway segment from Broadway to SR-94 is 2 lane collector with continuous left turn lane. Widening to a 4 lane collector with continuous left turn lane would fully mitigate the impact at this location and is recommended for this segment (TRANS 7.3-8).

30th Street: Grape Street to SR-94 (Impact 7.3-9)

The functional classification of the 30th Street from Grape Street to Ash Street roadway segment is 2 lane collector with no center lane. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-9a).

The functional classification of the 30th Street from A St to Broadway roadway segment is 2 lane collector with no center lane. Widening to a 4 lane collector with continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-9b).

The functional classification of the 30th Street from Broadway to SR-94 roadway segment is 2 lane collector with no fronting property. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-9c). This improvement project is identified in the Golden Hill IFS.

B Street: 25th Street to 28th Street (Impact 7.3-10)

The functional classification of this roadway segment is 2 lane collector with no center lane. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-10). This could be achieved by restriping of the roadway.

C Street: 30th Street to 34th Street (Impact 7.3-11)

The functional classification of this roadway segment is 2 lane collector with no center lane. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-11).

Fern Street: Juniper Street to A Street (Impact 7.3-12)

The functional classification of this roadway segment is 2 lane collector with no center lane. Implementation of mitigation measure TRANS 7.3-12 would fully mitigate impacts along this segment. From Juniper to Grape Street, restriping for the installation of a continuous left turn lane would mitigate the impact. From Grape Street to A Street, widening the roadway to a 4-lane collector would mitigate the impact.

Grape Street: 30th Street to 31st Street (Impact 7.3-13)

The functional classification of this roadway segment is 2 lane collector with no center lane. Restriping for the installation of a continuous left turn lane would fully mitigate the impact at this location (TRANS 7.3-13).

Rationale and Conclusion

Although improvements are identified in the FEIR that would reduce impacts to local roadways and intersections, the City is unable to rely on these measures to reduce the impacts to less than significant levels for three reasons. First, for those mitigation measures that are included in the IFS, full funding for the construction of improvements and timing of construction cannot be assured at the time the improvement is needed. Second, although some of the identified improvements would reduce traffic congestion, their implementation would be contrary to achieving the smart growth goals of the General Plan, Golden Hill CPU, and Climate Action Plan. Third, surrounding development restricts the ability to obtain sufficient right-of-way to construct some of the identified improvements. Thus, impacts of the Project on local roadway segments and intersections will be significant and unavoidable.

a. Intersections

Implementation of mitigation measures TRANS 7.3-1 through 7.3-6 would reduce the significant intersection impacts to less than significant. Although these proposed intersection improvements are identified within the proposed Golden Hill IFS, implementation of these measures cannot be guaranteed because the IFS funding would not be adequate to fully fund the necessary improvements and there is no guarantee that they would be constructed prior to an impact occurring. Thus, although the improvements are identified in the Golden Hill IFS, and future development would contribute funds for improvements identified in the IFS, at a program level of analysis the impact would remain significant and unavoidable (Infeasibility Category: 1).

b. Roadway Segments

25th Street: Broadway to F Street (Impact 7.3-7)

Implementation of mitigation measure TRANS 7.3-7 would conflict with 25th Street Renaissance project which is narrowing this street segment to its ultimate classification as 2 lane collector with continuous left turn lane to improve the pedestrian experience. Widening of this segment would conflict with the goals of the Golden Hill CPU to provide pedestrian enhancements through shorter crossing distances and traffic calming measures (e.g. Mobility Element Policies ME-1.1 and ME-1.2). Therefore, the impact at this location would remain significant and unavoidable (Infeasibility Category: 2).

28th Street: Russ Boulevard to SR-94 (Impact 7.3-8)

Implementation of mitigation measure TRANS 7.3-8a would require the removal of approximately 26 on-street parking spaces from Russ Boulevard to Broadway. Street parking between Russ and C Street supports adjacent businesses and provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. Implementation of this improvement would conflict with Mobility Element Policy ME-4.7. Therefore, the impact at this location would remain significant and unavoidable (Infeasibility Category: 2).

Implementation of TRANS 7.3-8b would fully mitigate the impact to the 28th Street roadway segment from Broadway to SR-94 and is identified in the Golden Hill IFS. However, because the IFS would not fully fund the improvement and there is no guarantee the measure would be implemented prior to occurrence of the impact, the impact remains significant and unavoidable (Infeasibility Category: 1).

30th Street: Grape Street to SR-94 (Impact 7.3-9)

Implementation of TRANS 7.3-9a would require the removal of approximately 33 on-street parking spaces on 30th Street between Grape Street to Ash Street and would fully mitigate the impact along this segment. However, the parking along this segment is heavily utilized and supports adjacent businesses. The existing parking also provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. For these reasons, implementation of this improvement would conflict with Policy ME-4.7 and is infeasible. Thus, the impact would be significant and unavoidable (Infeasibility Category: 2).

Implementation of TRANS 7.3-9b would mitigate the impacts along 30th Street from A Street to Broadway through widening 30th Street to a 4 lane collector. This measure would increase pedestrian crossing distances (conflict with Golden Hill CPU Policy ME-4.7) and impact approximately 20 commercial structures by removing usable frontage. Partial mitigation is proposed at this location to widen the roadway to a two-lane collector with a continuous left-turn lane, which would be consistent with the proposed Golden Hill CPU and is included within the Golden Hill IFS. Restriping along 30th Street from Broadway to SR-94 (TRANS 7.3-9c) would mitigate the impact on this segment to less than significant. The improvements identified in TRANS 7.3-9b and 7.3-9c are both identified in the Golden Hill IFS. However, because the IFS would not fully fund the improvement and there is no guarantee the measure would be implemented prior to occurrence of the impact, the impact would remain significant and unavoidable (Infeasibility Category: 1, 2).

B Street: 25th Street to 28th Street (Impact 7.3-10)

Implementation of TRANS 7.3-10 would reduce the potentially significant impact at this segment to less than significant but would require the removal of on-street parking spaces. Parking is heavily utilized in this area and supports adjacent businesses. The existing parking also provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. For these reasons, implementation of this improvement would conflict with Policy ME-4.7 and is infeasible. Therefore, impact at this location would remain significant and unavoidable (Infeasibility Category: 2).

C Street: 30th Street to 34th Street (Impact 7.3-11)

Implementation of TRANS 7.3-11 would mitigate the impact to less than significant, but would require the removal of approximately 80 on-street parking spaces. Parking is heavily utilized in this area for adjacent residential uses. The existing parking also provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. For these reasons, implementation of this improvement would conflict with Policy ME-4.7. Therefore, impact at this location would remain significant and unavoidable (Infeasibility Category: 2).

Fern Street: Juniper Street to A Street (Impact 7.3-12)

Implementation of TRANS 7.3-12 would mitigate impacts along this segment, but would require the removal of approximately 60 on-street parking spaces between Juniper and Grape Street that support adjacent businesses. The existing parking also provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. For these reasons, implementation of this improvement would conflict with Policy ME-4.7. The segment of Fern Street from Grape Street to A Street could be mitigated through widening to a 4 lane collector. However, street widening would increase pedestrian crossing distances and impact approximately 76 residential properties by removing usable frontage. Therefore, the Fern Street segment impact would remain significant and unavoidable (Infeasibility Category: 2, 3).

Grape Street: 30th Street to 31st Street (Impact 7.3-13)

Implementation of TRANS 7.3-13 would fully mitigate the impact at this location. However, restriping would require the removal of approximately 13 on-street parking spaces which support adjacent businesses. The existing parking also provides a pedestrian separation from vehicular lanes, increasing safety and comfort for pedestrians. For these reasons, implementation of this improvement would conflict with Policy ME-4.7. Therefore, impact at this location would remain significant and unavoidable (Infeasibility Category: 2).

2. Noise

Significant Effect

a. Ambient Noise

Section 7.6 of the Final PEIR identifies a significant impact related to increases in ambient noise levels resulting from vehicular traffic associated with continued build-out of the proposed CPU and

increases in traffic due to regional growth. Significant ambient noise level increases would occur in the Golden Hill CPU area and would affect both existing noise sensitive land uses (Impact 7.6-1) and future noise sensitive land uses subject only to a ministerial permit process (Impact 7.6-2).

b. Vehicular Noise

Traffic generated from build-out of the CPU would result in vehicular noise in excess of the applicable land use and noise compatibility levels in certain areas, resulting in a potentially significant exterior noise impact for ministerial projects (Impact 7.6-3).

c. Temporary Construction Noise - Vibration

During build-out of the proposed Golden Hill CPU, potential pile driving during construction that occurs within 95 feet of existing structures has the potential to exceed 0.20 inch per second peak particle velocity. Thus, potential vibration impacts during future construction activity associated with build-out of the proposed Golden Hill CPU would be potentially significant (Impact 7.6-5).

Facts in Support of Finding

a. Ambient Noise

A significant increase in ambient noise would occur adjacent to several street segments in the Golden Hill CPU area due to future traffic noise that would result in exposure of noise sensitive land uses to noise levels in excess of the compatibility levels established in the General Plan. A significant impact is identified for existing noise sensitive land uses because there is no mitigation framework that can be applied to existing land use to ensure future noise levels are less than significant. Similarly, significant increases in ambient noise could also affect future ministerial projects with noise sensitive land uses because there would be no discretionary review that would allow application of the mitigation framework in this Final PEIR to ministerial projects.

b. Vehicular Noise

A mitigation framework exists for new discretionary development in areas exposed to high levels of vehicle traffic noise. Individual discretionary projects would be required to demonstrate exterior and interior noise levels would be compatible with City standards. However, in the case of ministerial projects, there is no procedure to ensure that exterior noise is adequately attenuated. Ministerial projects are not subject to a discretionary review that would allow site specific noise evaluation and attenuation for exterior noise impacts. Thus, there is no mechanism to require future ministerial projects to comply with the mitigation framework in the PEIR.

c. Temporary Construction Noise - Vibration

This Final PEIR concluded that vibration during construction (primarily resulting from potential pile driving) has the potential to generate perceptible groundborne vibration levels at a range of approximately 100 feet from its source. Mitigation measure Noise 7.6-2 would require a site specific vibration analysis be conducted when construction includes vibration-generating activities such as pile driving and would occur within 95 feet of existing structures. This measure would require a

vibration monitoring and contingency plan, monitoring during vibration, and post survey evaluation of structures for potential damage and repairs if damage occurs as a result of construction activities.

Rationale and Conclusion

a. Ambient Noise

The significant impacts related to ambient noise increases (Impacts 7.6-1 and 7.6-2) would remain significant and unavoidable because there is no process in place to require existing land uses and future land uses that only require a ministerial permit to incorporate noise mitigation to attenuate for ambient noise levels in excess of the compatibility levels established in the General Plan Noise Element. Thus, ambient noise impacts to existing noise sensitive land uses (Impact 7.6-1) and to future noise sensitive land uses subject to a ministerial permit only (Impacts 7.6-2), would be significant and unavoidable. New noise sensitive land uses that require only a ministerial permit would be subject to significant and unavoidable exterior traffic noise impacts resulting from increases in ambient noise levels generated from build-out of the proposed Golden Hill CPU (Impact 7.6-2). Additionally, significant and unavoidable impacts would occur for future ministerial projects exposed to vehicular traffic noise levels in excess of the compatibility levels established in the General Plan Noise Element, based on future (2035) noise contours (Impact 7.6-3). These impacts would be significant and unavoidable. No feasible mitigation has been identified at the program level to reduce these impacts to less than significant as there is no mechanism to require exterior noise analysis and attenuation for these ministerial projects.

b. Vehicular Noise

The Final PEIR identifies significant and unavoidable impacts would occur for future ministerial projects exposed to vehicular traffic noise levels in excess of the compatibility levels established in the General Plan Noise Element, based on future (2035) noise contours (Impact 7.6-3). These impacts would be significant and unavoidable. No feasible mitigation has been identified at the program level to reduce these impacts to less than significant as there is no mechanism to require exterior noise analysis and attenuation for these ministerial projects.

c. Temporary Construction Noise – Vibration

Regarding vibration impacts during construction (Impact 7.6-5), implementation of the mitigation measure NOISE 6.6-2 would reduce construction-related vibration impacts; however, at the program-level it cannot be known whether the measures would be adequate to minimize vibration levels to less than significant. Thus, even with implementation of NOISE 7.6-2, construction related vibration impacts at the program level would be significant and unavoidable.

4. Historical Resources

Significant Effect

a. Historic Structures, Objects, or Sites

Section 7.7 of the Final PEIR identifies a significant impact related to the alteration of a historic building, structure, object, or site (Impact 6.7-1).

b. Prehistoric Resources, Sacred Sites, and Human Remains

Section 7.7 of the Final PEIR identify a significant impact related to the disturbance of prehistoric archeological resources, including religious or sacred use sites and human remains (Impact 7.7-2).

Facts in Support of Finding

a. Historic Structures, Objects, or Sites

The significant impacts of the proposed Golden Hill CPU would be mitigated partially through regulatory compliance, including conformance with the City of San Diego's General Plan, combined with Federal, State, and local regulations, which provide a regulatory framework for project-level historical resources, valuation/analysis criteria, and when applicable, mitigation measures for future discretionary projects. All development projects with the potential to affect historical resources such as designated historical resources; historical buildings, districts, landscapes, objects, and structures are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. Mitigation measure HIST-7.7-1 provides a framework that would be required of all development projects with the potential to impact significant historical resources. The framework outlines requirements avoidance and minimization of impacts to historic buildings and structures and required measures such as preparation of a historic resource management plan, screening and shielding to protect the character of historic resources, and amendments to the Historical Resources Regulations to provide supplemental development regulations to preserve the integrity and eligibility of potential historic districts.

b. Prehistoric Resources, Sacred Sites, and Human Remains

All development projects with the potential to affect prehistoric resources such as important archaeological sites; tribal cultural resources, and traditional cultural properties are subject to site-specific review in accordance with the City's Historical Resources Regulations and Historical Resources Guidelines, through the subsequent project review process. Additionally, mitigation measure HIST-7.7-2 provides a framework that would be required of all development projects with the potential to impact significant historical resources. This framework outlines the process of project level reviews conducted by City staff review, requirements for field surveys and archeological testing, archeological monitoring requirements, curation, and required compliance with the City's CEQA Thresholds.

Rationale and Conclusion

a. Historic Structures, Objects, or Sites

Implementation of mitigation measure HIST 7.7-1 combined with the proposed Golden Hill CPU policies promoting the identification and preservation of historical resources in the Golden Hill CPU area would reduce the program-level impact related to historic resources of the built environment. However, even with implementation of the mitigation framework, the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis.

With respect to potential historic districts, while supplemental development regulations are proposed, until such time as they are intensively surveyed, verified and brought forward for designation consistent with City regulations and procedures, potential impacts to the potential historic districts would remain significant and unavoidable. Thus, potential impacts to historic resources including historic structures, objects or sites and historic districts would be significant and unavoidable at the program level.

b. Prehistoric Resources, Sacred Sites, and Human Remains

Implementation of mitigation measure HIST 7.7-2, which addresses archaeological and tribal cultural resources, combined with the policies of the General Plan and the proposed Golden Hill CPU promoting the identification, protection and preservation of archaeological resources; compliance with CEQA and Public Resources Code Section 21080.3.1 requiring tribal consultation, and the City's Historical Resources Regulations (SDMC Section 143.0212), which require review of ministerial and discretionary permit applications for any parcel identified as sensitive on the Historical Resources Sensitivity Maps, would reduce the program-level impact related to prehistoric or historical archaeological resources and tribal cultural resources. However, even with application of the existing regulatory framework and mitigation framework, the feasibility and efficacy of mitigation measures cannot be determined at this program level of analysis. Thus, impacts to prehistoric resources, sacred sites, and human remains would be significant and unavoidable at the program level.

5. Paleontological Resources (for ministerial projects only)

Significant Effect

Section 7.10 of the Final PEIR identifies a significant impact related to the potential destruction of paleontological resources. Because of high sensitivity for paleontological resources within the San Diego Formations, grading into this formation could potentially destroy fossil resources. Therefore, grading activities associated with the future ministerial projects that require grading in excess of 1,000 cubic yards, extending to a depth of ten feet or greater into high sensitivity formations, could result in significant impacts to paleontological resources.

Facts in Support of Finding

Since ministerial projects are not subject to a discretionary review process, there would be no mechanism to screen for grading quantities and geologic formation sensitivity and apply appropriate requirements for paleontological monitoring. Thus, impacts related to future ministerial development that would occur with build-out of the proposed Golden Hill CPU and associated discretionary actions would be significant and unavoidable (Impact 7.11)

Rationale and Conclusion

Build-out of future ministerial projects in conformance with the proposed Golden Hill CPU could result in a certain amount of disturbance to the native bedrock within the study areas. Since ministerial projects are not subject to a discretionary review process, there would be no mechanism to screen for grading quantities and geologic formation sensitivity and apply appropriate requirements for paleontological monitoring. Thus, impacts resulting from future ministerial

development that would occur with build-out of the proposed CPU and associated discretionary actions would remain significant and unavoidable.

D. Findings Regarding Alternatives (CEQA § 21081(a)(3) and CEQA Guidelines §15091(a)(3))

Because the proposed project will cause one or more unavoidable significant environmental effects, the City must make findings with respect to the alternatives to the proposed project considered in the Final PEIR, evaluating whether these alternatives could feasibly avoid or substantially lessen the proposed project's unavoidable significant environmental effects while achieving most of its objectives (listed in Section II.E above and Section 3.3 of the Final PEIR).

The City, having reviewed and considered the information contained in the Final PEIR and the Record of Proceedings, and pursuant to Public Resource Code §21081(a)(3) and State CEQA Guidelines §15091(a)(3), makes the following findings with respect to the alternatives identified in the Final PEIR (Project No. 30330/304032/SCH No. 2004651076):

Specific economic, legal, social, technological, or other considerations, including considerations of the provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or alternatives identified in the Final PEIR as described below.

"Feasible" is defined in Section 15364 of the CEQA Guidelines to mean "capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, legal, social, and technological factors." The CEQA statute (Section 21081) and Guidelines (Section 15019(a)(3)) also provide that "other" considerations may form the basis for a finding of infeasibility. Case law makes clear that a mitigation measure or alternative can be deemed infeasible on the basis of its failure to meet project objectives or on related public policy grounds.

Background

Three alternatives for each CPU received a detailed analysis in the Final PEIR:

- No Project (Adopted Community Plan);
- Higher-Density; and
- Lower-Density.

These three project alternatives are summarized below, along with the findings relevant to each alternative.

No Project (Adopted Community Plan) Alternative

The No Project Alternative is the continued implementation of the adopted community plans for Golden Hill (1988), consistent with CEQA Guidelines Section 15126.6(e)(3)(A). The No Project Alternative for the Golden Hill CPU would consist of the adopted Community Plan land use designations as they apply today. There have been no amendments to the adopted Golden Hill Community Plan since adoption in 1988. The land use plans for the No Project Alternative are shown on Final PEIR Figure 7.1-1.

Potentially Significant Effects

The No Project Alternative consists of continued implementation of the adopted Community Plan, consistent with CEQA Guidelines Section 15126.6(e)(3)(A). Compared to the proposed Golden Hill CPU and associated discretionary actions, the No Project Alternative includes more acreage designated for retail commercial uses, and therefore, would result in a greater total buildout of retail uses (square feet) than under the proposed Golden Hill CPU. This alternative would preserve a similar amount of open space as the proposed Golden Hill CPU and associated discretionary actions, but the necessary MHPA boundary line corrections would not be included as part of this alternative. Finally, the No Project Alternative would not include same extent of multi-modal facilities connections as would occur under the proposed Golden Hill CPU.

Implementation of the No Project Alternative would result in similar overall impacts as the proposed Golden Hill CPU, as land use changes are relatively minor in nature and buildout would result in only slight shifts in development intensity. The No Project Alternative would not contain the proposed Golden Hill CPU policies intended to promote a multimodal network that encourage walking, bicycling, and use of transit. Therefore, it would result in greater impacts relative to consistency with adopted policies, plans, or programs supporting alternative transportation. Likewise, CAP strategies would not be implemented under the No Project Alternative; therefore, buildout of the adopted plan would result in greater GHG emissions.

Finally, the No Project Alternative would result in greater impacts to historical resources than the proposed Golden Hill CPU, because it would not include the supplemental development regulations for potential historic districts. Included with the proposed Golden Hill CPU discretionary actions is an amendment to the Historical Resources Regulations to include supplemental development regulations to assist in the preservation of specified potential historic districts until they can be intensively surveyed and brought forward for designation. These regulations would limit how and where modifications can be made on residential properties identified as potentially contributing to specified potential historic districts.

Finding and Supporting Facts

The No Project Alternative meets several of the eight project objectives, but none to the same extent as the proposed Golden Hill CPU and associated discretionary actions. The No Project Alternative does not provide the same policy framework relative to the provision of a multi-modal transportation network; does not provide the same extent or diversity of housing options; does not facilitate economic development through the creation of new mixed-use opportunities; and does not provide the same regulatory context for the preservation of historical resources. Furthermore, because the No Project Alternative does not include the same provisions for multi-modal facilities or mixed-use development, it would not implement CAP or City of Villages strategies to the same extent as the proposed Golden Hill CPU and associated discretionary actions.

While adoption of the No Project (Adopted Community Plan) Alternative would allow future development to proceed in accordance with the adopted community plan, adoption of this alternative would not achieve the following important project objectives:

- Develop a multi-modal transportation network emphasizing active transportation measures for walkable and bicycle-friendly streets, and transit-related measures supporting transit operations and access.
- Maintain or increase the housing supply through the designation of higher residential densities focusing along major transit corridors.
- Provide for increased economic diversification through land use to increase employment and economic growth opportunities.
- Identify significant historic and cultural resources within each community and provide for their preservation, protection, and enhancement.

Rationale and Conclusion

The no project alternative is rejected as infeasible, because this alternative fails to meet multiple project objectives, and failure to meet even a single objective would be sufficient for rejection of the alternative, this alternative is considered infeasible.

Further, the No Project Alternative is infeasible because it would not meet the General Plan policy regarding preparation of community plan updates. Specifically, Policy LU-C.1 requires that the update process “establish each community plan as an essential and integral component of the City’s General Plan with clear implementation recommendations and links to General Plan goals and policies.” It further states that community plan updates are important to “maintain consistency between community plans and General Plan, as together they represent the City’s comprehensive plan. The No Project Alternative would not allow the update to proceed and achieve these General Plan policies.

Higher-Density Alternative

The Higher-Density Alternative utilizes the proposed Golden Hill CPU policies and land uses with the exception that it increases density along the 25th Street commercial corridor and the City’s Operation Yard to 44 du/ac. This alternative would increase densities in line with the goal of facilitating transit-oriented development and a range of housing types. It expands residential capacity in select areas near and along transit corridors. The increase would accommodate approximately 120 additional multi-family units (beyond the proposed Golden Hill CPU) in areas where residents would have access to transit and commercial services. The remaining land use designations and zoning in the Higher-Density Alternative would be the same as in the proposed Golden Hill CPU. All of the other policies in the Higher-Density Alternative are the same as those included in the proposed Golden Hill CPU; all other discretionary actions would be the same as the proposed Golden Hill CPU for this alternative.

Potentially Significant Effects

The Higher-Density Alternative increases residential density along the 25th Street corridor above what is proposed under the proposed Golden Hill CPU. Implementation of the Higher-Intensity Alternative would not reduce or avoid any significant impacts of the proposed Golden Hill CPU and rather, would result in greater impacts relative to transportation (traffic circulation) and air quality. Impacts to public services and facilities would be similar to or greater than the proposed Golden Hill CPU.

The Higher-Density Alternative would increase the amount of traffic generated, and traffic impacts would be incrementally greater under this Alternative. Likewise, air quality impacts under this alternative would be greater than the anticipated impacts due to the proposed Golden Hill CPU. Like the proposed CPU, the Higher-Density Alternative would conflict with or obstruct implementation of the applicable air quality plan, and would it result in a violation of any air quality standard or contribute substantially to an adopted or projected air quality violation. In addition, the Higher-Density Alternative's future operational air quality emissions would be greater than those of the proposed Golden Hill CPU and therefore, be significant.

The Higher-Density Alternative would increase density compared to the proposed Golden Hill CPU because it adds approximately 120 additional units. Increasing residential and commercial density in transit corridors and Community Villages within a TPA would support the City of San Diego in achieving the GHG emissions reduction targets of the CAP, and thus, impacts associated with GHG emissions from the Higher-Density Alternative would be similar to the proposed Golden Hill CPU.

Impacts to Public Services and Facilities under the Higher-Density Alternative would be similar or incrementally greater than the anticipated impacts under the proposed Golden Hill CPU because the anticipated population at build-out of the Higher-Density Alternative would be more than the anticipated population for the build-out of the proposed Golden Hill CPU. Specifically, additional population would result in a potentially greater parkland deficit than under the proposed Golden Hill CPU.

Finding and Supporting Facts

The Higher-Density Alternative meets all of the eight project objectives, similar to the proposed Golden Hill CPU and associated discretionary actions. However, due to the increased intensity of development along certain corridors and greater total buildout potential within the CPU area, this alternative would result in incrementally greater impacts associated with air quality, traffic, and public services (parks and recreation) than under the proposed Golden Hill CPU and associated discretionary actions. Furthermore, it would not avoid any of the significant unavoidable impacts of the proposed Golden Hill CPU (traffic, air quality, noise, historical resources, and paleontological resources). Similar to the proposed Golden Hill CPU, programmatic mitigation included in the PEIR would be implemented through future discretionary projects to reduce potential impacts associated with paleontological resources and temporary construction noise to below a level of significance.

Rationale and Conclusion

The Higher-Density Alternative is rejected as infeasible, because this alternative fails to meet multiple project objectives, and failure to meet even a single objective would be sufficient for rejection of the alternative.

Lower-Density Alternative

The Lower-Density Alternative maintains land uses and intensities, which are similar to the proposed Golden Hill CPU, except in two areas. The Lower-Density Alternative lowers density along the Broadway Corridor from 30-44 du/ac to 16-29 du/ac. It also maintains the proposed density within the City's Operation Yard at 29 du/ac; however, it does not include limited commercial uses in the City's Operation Yard as proposed under the proposed Golden Hill CPU. The density of future

development would be lower under this alternative, resulting in approximately 158 fewer residential units than the proposed Golden Hill CPU at buildout within the CPU area. Commercial land use buildout under the Lower-Density Alternative would be similar to that of the proposed Golden Hill CPU (approximately 607,000 square feet). The Lower-Density Alternative would also include all the same policies as the proposed Golden Hill CPU; all other discretionary actions (except zoning) would be the same as the proposed Golden Hill CPU for this alternative.

Potentially Significant Effects

Implementation of the Lower-Density Alternative would result in 158 fewer units than under the proposed Golden Hill CPU. Implementation of this alternative would result in fewer trips than would be generated by the proposed Golden Hill CPU and associated discretionary actions, and therefore, impacts relative to traffic and air quality would be incrementally less under the Lower-Density Alternative. A reduced population at buildout also would result in less demand for public services and facilities than would occur under the proposed Golden Hill CPU.

The Lower-Density Alternative would decrease GHG emissions over those of the proposed Golden Hill CPU, as there would be approximately 158 fewer units when compared to the proposed Golden Hill CPU. The decrease in density in areas where residents would have convenient access to transit and commercial services would result in a potential conflict with the implementation of CAP Strategies and the General Plan's City of Villages Strategy. Decreasing residential and commercial density in transit corridors and Community Villages within a TPA would not support the City of San Diego in achieving the GHG emissions reduction targets of the CAP and thus, impacts associated with GHG Plan Consistency would be greater than the proposed Golden Hill CPU and associated discretionary actions.

Impacts relative to all other issues would be similar to the proposed Golden Hill CPU and associated discretionary actions.

Finding and Supporting Facts

The Lower-Density Alternative meets all of the eight project objectives, but none to the same extent as the proposed Golden Hill CPU and associated discretionary actions. This alternative does not provide the same extent or density of housing as proposed under the proposed Golden Hill CPU and associated discretionary actions, especially within transit corridors; therefore, it also does not facilitate economic development through the creation of new mixed-use opportunities to the same degree as the proposed Golden Hill CPU and associated discretionary actions.

Rationale and Conclusion

This alternative is rejected as infeasible because it would not meet the project objectives to the same extent as the proposed Golden Hill CPU and associated discretionary actions and would not implement CAP Strategies and the General Plan City of Villages Strategy to the same degree as the project. This alternative would have slightly less impacts related to traffic and air quality; however those reduced impacts would not outweigh the greater impacts of this alternative with regard to CAP consistency.

**STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE GOLDEN HILL COMMUNITY PLAN UPDATE
(PUBLIC RESOURCES CODE §21081(b))**

Pursuant to Section 21081(b) of CEQA and CEQA Guidelines §15903 and 15043, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the Golden Hill Community Plan Update (CPU) and associated discretionary actions (hereinafter referred to as the Project), as defined in the Final Program Environmental Impact Report (PEIR). This statement of overriding considerations is specifically applicable to the significant and unavoidable mitigation measures identified in Chapter 6 of the Final PEIR. As set forth in the Findings, the Project will result in unavoidable adverse cumulative impacts related to transportation and circulation, air quality, noise, historical resources, and paleontological resources.

The City Council of the City of San Diego, having:

- (i) Independently reviewed the information in the Final PEIR and the record of proceedings;
- (ii) Made a reasonable and good faith effort to eliminate or substantially lessen the significant impacts resulting from the Project to the extent feasible by adopting recommended mitigation measures identified in the Final PEIR; and
- (iii) Balanced the benefits of the project against the significant environmental impacts, chooses to approve the project, despite its significant environmental impacts, because, in its view, specific economic, legal, social, and other benefits of the project render the significant environmental impacts acceptable.

The following statement identifies why, in the City Council's judgment, the benefits of the Project outweigh the unavoidable significant impacts. Each of these benefits serves as an independent basis for overriding all significant and unavoidable impacts. Any one of the reasons set forth below is sufficient to justify approval of the Project. Substantial evidence supports the various benefits and such evidence can be found in the preceding sections, which are incorporated by reference into this section, the Final PEIR, or in documents that comprise the Record of Proceedings in this matter.

FINDINGS FOR STATEMENT OF OVERRIDING CONSIDERATIONS

1. The Golden Hill Community Plan Update provides a comprehensive guide for growth and development in the Golden Hill community consistent with the General Plan City of Villages Strategy.

Together with the General Plan, the proposed Golden Hill Community Plan Update (CPU) guiding principles, goals and policies provide a long-range and comprehensive guide for the future physical development of the Greater Golden Hill community planning area. Community identified needs formed the basis for the CPU's goals and policies.

Key Community Goals

- Preservation of fine-grained neighborhood character,
- Retention of the community's heritage,
- Quality housing opportunities for all income and social groups,
- Walkable neighborhoods and complete streets,
- Improved recreation opportunities,
- Preservation of natural features and improved environmental quality, and
- Improvement of public facilities, services and infrastructure to meet current and future community needs.

Guided by the City of Villages growth strategy and citywide policy direction contained in the General Plan, the CPU goals and policies establish the following land use and multi-modal mobility strategies to cohesively guide growth and development in Golden Hill:

- Direct residential mixed-use development along and within walking distance to transit corridors and within villages,
- Link land use and transit by focusing residential in multifamily and mixed-use areas near the transit corridors emphasizing pedestrian connectivity,
- Improve pedestrian facilities and infrastructure to provide better access, comfort and safety,
- Maintain the low density character of traditional neighborhoods,
- Create a high quality, reliable, multi-modal transportation network,
- Promote a clean, sustainable environment and encourage social equity, and
- Preserve historical resources individually and within districts.

The CPU focuses future growth and development along transit corridors, and in multifamily areas in close proximity to the transit corridors, and the neighborhood village area. The CPU identifies a neighborhood village located at 25th Street and Broadway, and identifies 30th Street and Fern Street as a transit corridor with village characteristics.

Single-family and low-density traditional character neighborhoods will remain intact. The CPU addresses the street and transit network with the development of a balanced, multi-modal transportation network that improves pedestrian, bicycle and transit mobility while also addressing vehicular traffic capacity consistent with "complete streets" principles. The mobility vision and multi-modal transportation network strengthens the land use vision and promotes a sustainable environment.

2. The Community Plan Update follows General Plan policy direction governing the preparation of community plans, including application and refinement of citywide policies, designating land uses, and making site-specific recommendations that address the needs of the Golden Hill community.

Based on General Plan policy direction, the CPU contains detailed land uses and site-specific policy recommendations. The CPU addresses community specific development aspects that include:

- Distribution and arrangement of designated land uses;
- Multi-modal function and design of the street and transit network;
- Location, prioritization, and the provision of public facilities;
- Community and site-specific urban design guidelines;
- Urban design guidelines addressing the public realm; and
- Community and site-specific recommendations to preserve and enhance natural and cultural resources.

The CPU addresses General Plan topics of citywide importance such as housing capacity, appropriate implementation mechanisms, and a sufficient level of information for development review, including detailed policies and land use and mobility maps. The CPU supports the City of Villages strategy by focusing growth along transit corridors and multifamily areas adjacent to transit corridors while maintaining single-family, lower density traditional neighborhoods.

The CPU provides detailed, site-specific recommendations for the neighborhood village area, the redevelopment of the City's operation yard and the 30th Street transit corridor. The CPU contains policies that address building orientation, pedestrian mobility improvements, public realm, land use compatibility, and location-specific land use policies.

The CPU identifies the location of new and expanded public facilities, including specific park and recreation opportunities and park equivalencies, and functional descriptions. A funding source and prioritization list is provided in the Impact Fee Study (formerly referred to as public facilities financing plan), which is a project component.

The CPU contains policies and guidelines that address community and site-specific design goals. The policies and guidelines define important features within existing traditional neighborhoods and address relationships of new and renovated buildings, streetscapes and landscapes to adjacent buildings. The CPU provides direction to design new buildings that provide transitions from existing lower scale traditional neighborhoods.

The CPU addresses the preservation and enhancement of natural and cultural resources by a precisely mapped open space boundary, and conservation policies related to preservation of landforms, natural vegetation, public views and sustainable development.

The CPU identifies cultural resources unique to Golden Hill in a historic context statement and survey. The CPU contains policies for the preservation and protection of historic resources, including the identification of two potential historic districts.

Citywide zoning and amendments to the Municipal Code will serve as the development regulations to implement the CPU. The citywide zoning will support streamlined permit processing. The citywide

base zones will implement the CPU policies related to villages and transit-oriented development. The proposed amendments to the Municipal Code will help implement the vision of the community plan. The amendments address community plan implementation relevant to development form within mixed-use corridors, needs of specific businesses, and historic resource protection.

3. The Community Plan Update supports the City of Villages strategy through the implementation of additional housing and mixed uses near job/employment centers, and increase employment and economic growth opportunities for the Golden Hill community.

The CPU will provide a supply of higher density residential and residential mixed-use designated land to accommodate additional housing capacity. As of 2016, there are approximately 7,330 existing residential units within the Greater Golden Hill planning area. The adopted 1988 community plan provides capacity for up to 9,170 dwelling units at buildout. The CPU will provide for a capacity up to 9,215 residential units at buildout. The majority of these units will be within proximity to transit, advancing the City of Villages strategy. Golden Hill is near Downtown, which is the region's major employment center. The CPU focuses future mixed-use development along transit corridors and in the two village areas to allow residents to support transit use to employment centers. The CPU also contains policies that support the development of a diverse mix of housing adjacent to transit.

4. Community Plan Update supports employment and economic growth opportunities.

The CPU provides a supply of commercial designated land for new and enhanced local commercial opportunities to increase jobs in the community's commercial districts along major transit corridors. Future residential development will accommodate an increase in population providing additional aggregate consumer spending and increase demand for commercial and retail services within easy walking and bicycling distance of the surrounding residential community.

5. The Community Plan Update promotes neighborhood character and addresses design relationships between areas of growth and development and distinct character.

The CPU establishes an urban design framework intended to direct future development in a manner that ensures that the physical attributes of the Golden Hill community would be retained and enhanced by design that responds to the community's particular context: its physical setting, cultural and social amenities, and historical assets, while acknowledging the potential for growth and change. The CPU acknowledges the diversity in character of the community's neighborhoods and provides specific guidance accordingly (refer to Urban Design Element policies within these sub-sections: Block Patterns, Lot Patterns, Traditional and Historic Buildings, and Compatibility with Community Character). The proposed CPU includes specific policies applicable to streetscapes and the public realm that would serve to enhance community character by establishing guidance for development of sidewalks and pedestrian paths, use of street trees, lighting and signage (refer to Urban Design Element sub-section: Streetscape and Public Realm) . Public art policies would encourage incorporation of public art into new developments as well as existing streetscapes (refer to Urban Design Element policies UD-2.12 and 2.37).

6. The CPU promotes a Complete Streets strategy by providing a balanced street environment that addresses the needs of public transit, walking, bicycling, and vehicles.

The CPU mobility strategy focuses on a balanced, multimodal transportation network that meets the needs of pedestrians, bicyclists, motorists, and transit users of streets for safe and convenient travel in a manner that is suitable to the Golden Hill community and consistent with the General Plan multi-modal/complete streets policy. The CPU focuses growth and development on and adjacent to transit corridors. The CPU includes multi-modal goals and policies that support high frequency transit services, transit oriented development, and safe and integrated bicycle and pedestrian networks. It identifies pedestrian and bicycle improvements to increase connectivity. The CPU also encourages sidewalk improvements within the village, transit corridor, and commercial areas to include pedestrian amenities and include enhanced public realm spaces such as paseos and public plazas. (Refer to Mobility Element policies ME-1.1, ME-1.5, Urban Design Element policies UD-2.29, UD-2.33, UD-2.34, and UD-2.35).

The CPU identifies a pedestrian route network and includes policies addressing connectivity, amenities, and safety to encourage walking as a viable mode of transportation. The CPU also identifies the installation of corner bulb-outs and other measures as appropriate to promote pedestrian safety, and addresses mobility functions such as pedestrian access, bicycle parking, and transit stops. (Refer to policies listed above as well as Mobility Element policies ME-1.2, ME-1.3, ME-1.4, Urban Design Element policies UD-2.27, UD-2.28, and UD-2.30).

CPU focuses on providing a convenient bicycle routes through the community with connections to Balboa Park and adjacent communities. The CPU supports the bicycle wayfinding signage and the repurposing of right-of-way to provide improved bicycle facilities. The CPU bicycle network adds connections and access that provides a more comprehensive and complete network for bicyclists.

The CPU contains policies to expand transit services within the community and to adjacent communities. The CPU supports coordination with the San Diego Association of Governments and Metropolitan Transit System to provide improved transit amenities such as shade structures, benches and timetables at bus stops and implementation of electronic arrival schedules. The CPU also supports a future streetcar route along 30th Street and B Street via Market Street to Downtown. (Refer to Mobility Element policies ME-2.1 thru ME-2.9).

The CPU supports the use of parking management solutions to manage the efficiency of vehicle parking within commercial areas for residents and businesses. It also provides for the use of traffic calming measures and roundabouts to improve pedestrian safety while maintaining network efficiency.

7. The Community Plan Update identifies recreation opportunities and new public open spaces.

The estimated household population for the Golden Hill Community Plan at build out is 24,010 residents. The projected population requires 67-acres of parkland, a recreation center and one-half of an aquatic complex. Opportunities for additional parkland and recreation facilities within Golden Hill are anticipated to come primarily through development of private 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 the

application of park equivalencies to be determined by the community and the City through a set of guidelines.

There currently are no parks within the planning area. The CPU identifies future parks, park equivalencies and recreation facilities to provide recreation opportunities for the community (refer to Recreation Element Tables 7-1 and 7-2). Park equivalencies proposed within Balboa Park include recommendations contained in the Balboa Park East Mesa Precise Plan for the Neighborhood Edge, including those for 28th Street Park, Golden Hill Community Park and Golden Hill Park, as well as recommendations generated by the community and City staff for new parks outside of Balboa Park. Implementation of new parks and park equivalencies within Balboa Park would result in new recreation opportunities throughout the community, and a reduction in the parks and recreation facilities deficit.

8. The CPU contains strategies to protect historical resources.

The CPU contains strategies to protect historical resources in the community. The CPU contains goals and recommendations to encourage identification and preservation of the community's historical resources, as well as understanding and appreciation of the community's history and culture. These policies, along with the supplemental development regulations for potential historic districts identified within the proposed CPU, provide additional protections for historic properties and the historic character of the community. The proposed amendments to the Historical Resource regulations will create a process for review of potential contributing resources to a potential historic district. The proposed regulations would assist in maintaining the integrity of potential historic districts, by providing protections against modifications that would render a potential historic district ineligible for historic designation.

9. The Community Plan implements strategies in the Climate Action Plan (CAP).

One of the five primary strategies identified in the CAP is to implement bicycling, walking, transit and land use strategies. These concepts are consistent with the General Plan and City of Villages Strategy, and include a focus on increased capacity in Transit Priority Areas (TPAs).

The CPU provides recommendations consistent with these land use and mobility strategies. The CPU increases the capacity for transit-supportive residential and employment densities in TPAs and provides a comprehensive mobility network with added connections for pedestrians, bicycles, and transit. The CPU identifies a neighborhood village focused at 25th Street and Broadway and a transit corridor along 30th and Fern Streets. The village and transit corridor have existing local bus service and are located along a future Rapid Bus route, which would provide high frequency, limited-stop transit service as well as a future streetcar route. The proposed mobility network complements the transit-supportive density proposed in the village area and along the transit corridor.

The CPU includes policies for increasing multi-modal opportunities and reduced reliance on single occupancy vehicles (refer to Mobility Element policies ME-3.1, ME-3.2, ME-3.3 and ME-3.5). The policies support improved access to transit through better pedestrian and bicycle infrastructure (refer to Mobility Element policies ME-1.5, ME-1.7, ME-2.2, ME-2.7, ME-2.8, and Urban Design Element policy UD-2.27). The future Rapid Bus route would improve access to employment centers. The policies complement mobility connections and options with streetscape elements to improve pedestrian walkability. The proposed land use and zoning associated with the CPU would increase

the capacity for transit-supportive residential densities along and adjacent transit corridors, and would accommodate mixed-use village development. The CPU directs growth and development within TPAs.

Additional strategies within the CAP also relate to efficiency in water and energy use, waste management, and climate resiliency. While these issues are primarily addressed through citywide programs, the CPU includes some community-specific climate change policies designed to promote sustainability and reduce greenhouse gas emissions consistent with General Plan and CAP. The CPU policies require future development to be consistent with the CAP, provide protections for carbon sequestration resources to improve air quality, reduce net carbon emissions, and support efforts to identify opportunities for carbon sequestration. CPU policies address water recycling and conservation, implementation of energy efficient building measures. The CPU provides guidance on sustainable building design that promotes natural ventilation, reduced water consumption, passive cooling, and measures to reduce heat gain in buildings; and provides support for installation of rooftop photovoltaic panels. The CPU also identifies the need for street trees and green street improvements. (Refer to Urban Design Element policies UD-2.35, UD-2.38 through UD-2.42, UD-3.73 through 3-79, Economic Prosperity Element policy EP-1.2, Conservation Element policies CE-1.1 through CE-1.13, CE-2.12 through CE 2.14, and CE-3.2).

CONCLUSION

For the foregoing reasons, the City Council finds that the adverse, unavoidable environmental impacts are outweighed by the above-referenced benefits, any one of which individually would be sufficient to outweigh the adverse environmental effects of the Project. Therefore, the City Council has adopted this Statement of Overriding Considerations.

Vicinity Map – Greater Golden Hill Planning Area



Potential Historic Districts:

- Fact Sheet
- Processing Prioritization Factors
- Historic Resources Issues

POTENTIAL HISTORIC DISTRICTS – *Uptown, North Park, and Golden Hill*

Over time, older homes in Uptown, North Park, and Golden Hill have been modified to the point where they are no longer considered historically significant as an individual building, but still may contribute to the significance of a potential historic district. Additionally, homes which may not be distinctive enough to meet criteria for individual historic designation may nevertheless contribute to the significance of a potential historic district. The loss of these contributing structures could impact a potential historic district's eligibility for future historic designation. The proposed potential historic district regulations would provide supplemental protections until a more detailed historic district survey can be completed. Below is an overview of the proposed supplemental protections.

Potential Historic Districts Identified

As part of the process to update the community plans for Uptown, North Park, and Golden Hill, the City hired a historic consultant to prepare a detailed historic reconnaissance survey to identify buildings that could be historic individually or contribute to a potential historic district (PHD).

Proposed Regulations

Current potential historic resource review for individual significance ("over 45-year" review)

About 95% of the residential buildings within the PHDs are over 45 years old. Under the City's current historic regulations, buildings over 45 years old must be reviewed for individual historic significance, and not whether they may contribute to a potential historic district. If found significant, current City regulations limit the type of improvements that can be made to the structure.

Proposed PHD Regulations

The proposed PHD regulations would only apply to residential buildings. If a residential building within a PHD was determined by City staff to not be individually significant under the "over 45-year" review, the proposed PHD regulations would be used to determine if the building contributed to the PHD using the historic reconnaissance survey as a baseline for establishing historic significance. The PHD regulations would not apply if City staff determines that the building does not contribute to the PHD. If, however, the structure was found to be a contributor, the PHD regulations would limit modifications within the front 2/3rds of the original building footprint.

The PHD would not place any limitations on modifications in the rear 1/3rd of the building footprint or accessory buildings.

Exceptions to the PHD Regulations

The proposed PHD regulations would not apply if the following modifications were proposed within the front 2/3rds of the original building footprint (refer to Municipal Code Section 129.0203):

- Modifications that would repair existing historic materials or restore the building to its historic appearance;
- Modifications or repairs that are limited to an electrical or plumbing/mechanical permit that would not change the exterior;
- In kind roof repair and replacement;
- In kind foundation repair and replacement, except for structures with decorative block or cobblestone foundation;
- Replacement windows in existing window openings that do not require any changes to the exterior wall;
- Installation of fences that are 6 feet in height or less;
- Painting.

Discretionary Review Process

If a modification that was not exempted, was proposed in the front 2/3rds of the original building footprint, a Neighborhood Development Permit (NDP) would be required. A NDP is a discretionary process which the City would use to review the proposed project to determine whether or not the modification would result in a substantial loss of integrity within the PHD, which would render it ineligible for historic designation. A NDP can be approved by City staff.

Summary

The proposed PHD regulations would only apply to modifications that are not exempt and to residential buildings determined to contribute to the historic significance within a PHD. If a modification was not exempt and did not comply with the supplemental regulations, then a discretionary review process subject to findings could be used for City staff to allow the modification.

PHD Approval Process

The proposed PHD regulations will be considered by the Planning Commission and City Council as part of the hearing process for the Draft North Park, Golden Hill, and Uptown Community Plans and associated implementing regulations. With the approval of the City Council, the City would undertake a multi-year effort to prepare detailed historic district surveys for each PHD needed to nominate the PHDs for designation as official historical districts.

HISTORIC DISTRICT PROCESSING PRIORITIZATION FACTORS

In determining how to process the 35 potential historic districts identified within the Uptown, North Park and Golden Hill planning areas; the Planning Department developed a number of prioritization factors, weighted in order of importance, as follows:

1. **Priority for Planning Group**

Consider potential historic districts which the respective Community Planning Groups wish to prioritize, as well as any preferred order.

2. **Survey-Identified vs. Community-Identified**

Survey-identified districts have a more developed outline of potential significance, and may be the strongest candidates for designation.

3. **Volunteer Effort Currently Underway**

There are at least 2 efforts underway by community volunteers to prepare nominations (South Park and Inspiration Heights). Prioritization efforts should consider shifting the survey burden from the volunteers to the City.

4. **Redevelopment Interest**

In an effort to provide greater certainty to all parties, consider areas where interest in redevelopment is high due to underlying zoning and allowable density.

Once the potential historic districts are ranked based upon these prioritization factors, the following issues will be taken into consideration when developing the work program:

1. **Program Capacity**

The City's capacity to process nominations is constrained by a number of factors, including funding; staffing; consultant availability/scheduling; and of the workload placed on the Historical Resources Board, which is a volunteer board that meets monthly. Based on historical precedent and best estimates, it is likely that no more than 3 districts can be processed in a single fiscal year.

2. **Equal Representation of Communities**

In an effort to allow each community to have equal representation in the processing of potential districts, the City may take forward one from each planning area each year. Once all districts in a planning area are processed, the work program would alternate 2 in one planning area and 1 in the other.

3. **Size of the Potential Historic District**

Potential historic districts range in size from 11 properties to 458 properties. All district nominations require research; development of a narrative that includes a context statement, period of significance, statement of significance and boundary justification; and survey of each property within the boundary. Processing 3 large potential historic districts in a single year will not be feasible due to the amount of survey work required. Additionally, processing 6 small potential historic districts in a single year will not be feasible due to the amount of work required in researching the area and preparing the required narrative. Therefore, the size of the potential historic districts must be taken into consideration in order to find the right balance. Potential historic districts have been identified as small, medium and large, as follows:

- Small: Less than 50 properties
- Medium: 50-200 properties
- Large: Greater than 200 properties

STAFF RECOMMENDATION FOR HISTORIC DISTRICT PROCESSING PRIORITIZATION

FY	DISTRICT	PLANNING AREA	SIZE
2018	South Park*	Golden Hill	LG
		Uptown	MED
		North Park	SM
2019	Culverwell & Taggart's	Golden Hill	LG
		Uptown	MED
		North Park	SM
2020		Uptown	LG
		Uptown/North Park	SM/SM (68 tot)
		North Park	SM
2021		Uptown	LG
		North Park	MED
		Uptown	SM
2022		North Park	MED
		North Park	MED
		Uptown	SM
2023		Uptown	LG
		Uptown	MED
		North Park	MED
2024		North Park	LG
		Uptown	MED
		North Park	SM
2025		Uptown	LG
		North Park	MED
		Uptown	SM
2026		Uptown	LG
		Uptown	MED
		Uptown	SM
2027		Uptown	LG
		Uptown	MED
		Uptown	SM
2028		Uptown	MED
		Uptown	SM
		Uptown	SM
		Uptown	SM

*Community Planning Group Priority

Issues Related to Historic Resources

A Program Environmental Impact Report was made available for a 45-day public review beginning May 31, 2016. Public review comments and responses to comments addressing the Environmental Impact Report are in the Final Environmental Impact Report. Public comments that specifically pertained to historic resources, their identification and preservation, and proposed regulations for potential historic districts which were received during Environmental Impact Report public review period are addressed below by topic.

Timing of Intensive Survey and Processing of all Potential Historic Districts

Designation of historic districts require additional, intensive level survey work documenting the history and significance of the district, as well as construction history of every property within the district. In addition, district processing procedures require property owner workshops and multiple public hearings. It is not feasible to complete this work for the potential historic districts in time for the adoption hearings for the CPUs. However, the City is developing a multi-year work program to prioritize and schedule processing of the historic districts. In the interim, the proposed supplemental regulations will provide protections to potential contributing resources not currently afforded by the existing regulations.

Proposed Supplemental Regulations for Potential Historic Districts vs Review for Consistency with the US Secretary of the Interior's Standards for the Treatment of Historic Properties

In developing the proposed supplemental regulations for the potential historic districts, it is the City's desire to provide straight-forward, clear and universal requirements that provide adequate protection of potential historic districts and preserve their eligibility for future designation. In addition, because the significance of the districts has not been definitively established through intensive survey evaluation and designation, the City believes it is inappropriate to apply the same requirements and standards to contributing properties to potential historic districts that would be applied to designated historic properties (U.S. Secretary of the Interior's Standards).

Municipal Code Requirements for Window Replacements

The Municipal Code currently requires permits for most window replacements, except replacement of windows in single family and duplex development that does not impact the opening or weather-resistive barrier. In addition, any and all window modifications to designated historic resources requires a permit. Modifying the Code to require permits for window replacements of any kind for all properties has far-reaching, citywide implications beyond the CPU areas. Therefore, it is more appropriate to consider this request as part of a future update to the Land Development Code.

LGBTQ History and Resources within North Park and Golden Hill

The Historic Context Statements for North Park and Golden Hill have been complete since 2011, and cannot be further refined or updated at this juncture. The City is currently undertaking a separate Historic Context Statement addressing LGBTQ history and historic resources City-wide. This effort will initially conclude in mid-fall. Once complete, this document will be used by City staff and members of the public to assist in the identification and evaluation of LGBTQ resources citywide, including North Park and Golden Hill.

Bungalow/Apartment Court Multiple Property Listings

The City has received input that the new supplemental regulations for potential historic districts should be applied to the Bungalow/Apartment Court Multiple Property Listings (MPL). However, an MPL is not a historic district, but rather a collection of individual properties with a shared theme and context, and are therefore adequately protected through the City's existing regulations for potential historic resources. Additionally, the supplemental regulations would not provide the protection desired by the community due to the resource type and configuration. The City has also received input that the Bungalow/Apartment Court MPLs should be cross-referenced and linked across planning area boundaries. Any future MPL for Bungalow/Apartment Courts will address the resource as a property type city-wide, and will not be limited by planning area boundaries. Once the context and statement of significance is developed and the MPL established, any Bungalow/Apartment Court in the City will be able to be evaluated and potentially designated under that MPL.

CLIMATE ACTION PLAN CONFORMANCE EVALUATION FOR COMMUNITY PLAN UPDATES

The following Climate Action Plan (CAP) conformance questions relate to implementation actions identified in the CAP. These questions are to serve as a tool to help guide the CAP-related discussion and inform the community plan update process in conjunction with other quantifiable evaluation programs as well as an understanding of the local context of each community planning area. This information should be considered at the outset of the community plan update process and written analysis should be prepared demonstrating conformance with the following questions prior to presenting the plan to the public, the Planning Commission, and the City Council for approval.

COMMUNITY PLAN: Golden Hill Community Plan (GHCP)

1. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S CITY OF VILLAGES STRATEGY IN TRANSIT PRIORITY AREAS (TPAS) TO INCREASE THE CAPACITY FOR TRANSIT-SUPPORTIVE RESIDENTIAL AND/OR EMPLOYMENT DENSITIES? (STRATEGY 3)

Considerations:

- Does the land use and zoning associated with the plan provide capacity for transit-supportive residential densities within TPAs?

Yes, the Golden Hill Community Plan (GHCP) provides land uses and zoning consistent with transit supportive residential densities. A portion of the community is identified as a Transit Priority Area as indicated on the Planning Department's map of transit routes shown by Sandag's San Diego Forward Regional Plan. Generally, the portion of the community south of 'A' Street and west of 30th Street is identified as a TPA. Existing transit is provided by a bus route with future route and service enhancements planned by Sandag. This portion of the community is largely developed with multi-unit residential buildings at a range of densities, although there are also many older, single-family homes, particularly within the existing historic district.

The draft GHCP proposes a range of mostly residential and some mixed-use commercial land uses within this area. The Medium Density Residential land use is prevalent, which would allow development between 16 and 29 dwelling units per acre. Medium High density residential (30-44 dwelling units per acre) is proposed within a segment of the Broadway corridor and within a 7-acre portion of the Central Operations Yard at 20th and B Street. These densities are considered transit-supportive while accommodating the Community Plan update goal of protecting fine-grained neighborhood and historic character.

- Is a majority of the additional residential density proposed within TPAs?

Yes, a large part of the GHCP's designated multi-family land use is proposed within a TPA. As of 2012, there are approximately 7,330 existing residential units within the Greater Golden Hill planning area. The proposed GHCP would allow approximately 9,215 residential units, an increase of 1,885 units over existing conditions.

While the dwelling unit increase from the adopted plan is expected to be modest (45 units), much of the expected 1,885 dwelling unit increase from existing conditions would occur within a TPA.

- Does the land use and zoning associated with the plan provide capacity for transit-supportive employment intensities within TPAs?

The Greater Golden Hill planning area is predominantly a residential community in which the commercial land uses provide a support, rather than an employment, function. Because the community is largely developed with residential buildings, there is no realistic alternative to add employment land. However, there is still capacity for additional commercial and mixed-use development within the TPA portion of the community. There are sites that have the capacity to redevelop within the existing commercial districts along 25th Street and 28th Street, as well as several commercial sites outside the districts. The commercial zones proposed to implement the GHCP's commercial land uses allow commercial sales and services uses as well as office uses that could provide additional employment opportunities.

Further, the Greater Golden Hill planning area is immediately adjacent to the region's major employment center (Downtown) and is currently connected by a bus line along Broadway and 30th Street corridors. From there, transit connections can be accessed to other major employment centers which are located within TPAs (e.g. University, Mission Valley, Mira Mesa, Kearny Mesa, etc). Additional routes and service enhancements are planned by Sandag to improve transit access within the region.

- Is there community-specific data to demonstrate that the proposed plan will lead to an increased number of jobs within TPAs?

A survey of existing and future economic conditions was prepared for the Community Plan update. The survey reviewed existing economic data and evaluated market trends to gauge future economic conditions within the community. The survey concluded that lack of employment land in a primarily residential community limits the attractiveness of the community for larger employers.

However, the community's traditional storefronts are uniquely suited to small businesses and have successfully attracted these types of businesses. Businesses in the community include retail sales and services, professional office, health and government services. The economic survey identifies continued job growth largely within the hospitality sector, mainly food and beverage services. Professional office would also be viable. The GHCP provides commercially designated land to facilitate this growth. As stated above, the commercial zones proposed allow a range of commercial uses that could provide additional employment opportunities.

- Does the plan identify sites suitable to accommodate mixed-use, village development, as defined in the General Plan, within identified TPAs?

Yes, the GHCP identifies two villages centered around a commercial node (25th Street) and along a transit corridor (30th Street). Both are served by local bus service with plans by Sandag for expanded service levels. The 25th Street Neighborhood Village is within a TPA as well as the portion of the 30th Street Transit Corridor south of 'A' Street. Each village area contains a range of transit-supportive residential densities, as well as existing commercial development and future mixed-use opportunity sites.

- Does the plan include community-specific policies to facilitate the development of affordable housing within TPAs?

Yes, the GHCP includes specific policies intended to foster housing choice at varying levels of affordability. The GHCP also proposes multi-family residential zones that would allow for utilization of density bonuses and zoning incentives available for affordable housing. The community has a diverse income demographic, including many lower income households. The existing housing stock provides a range of housing choice at varying levels of affordability, including some relatively lower cost market rate as well as subsidized housing. A GHCP land use goal is therefore to provide "a variety of housing types for all age, income and social groups." Several related policies encourage housing choice, including the provision of live/work studios, companion units and maintenance of existing, older apartment buildings. Cross-references are also included to General Plan policies related to balanced communities/housing affordability to indicate community-specific relevance.

- Does the plan update process include accompanying implementation regulations to facilitate achievement of the plan's densities and intensities?

Yes, the GHCP update actions propose citywide CC-3-4, RM-3-7 and RM-2-5 zones within the portion of the community identified as a TPA, except within the existing historic district and portions of the proposed historic district where lower intensity multi-family zones are proposed to accommodate the goal of neighborhood character protection. Citywide zones would replace those of the Golden Hill Planned District which is proposed to be repealed in order to provide for a more standardized development review process.

2. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE GENERAL PLAN'S MOBILITY ELEMENT IN TRANSIT PRIORITY AREAS TO INCREASE THE USE OF TRANSIT? (STRATEGY 3)

Considerations:

- Does the plan support identified transit routes and stops/stations?

Yes, the GHCP takes a multi-modal approach to improving circulation and access through and within the community. These mobility policies and recommendations build from the General Plan's Mobility Element to accommodate transit operations needs and improve access to transit through better pedestrian and bicycle infrastructure. The proposed mobility network complements the transit-supportive density proposed within the village areas and along the major transit corridors. The GHCP specifically identifies and provides policy support for transit service planned by Sandag, including conversion of existing MTS Bus Route 2 to a Rapid service; a new bus route along 30th Street to 32nd Street trolley station in Barrio Logan; and a streetcar route along 30th Street and 'B' Street via Market Street to Downtown San Diego. Related policies ME-2.1 through ME-2.8 as well as cross-references to General Plan policies ME-B.1 through ME-B.10 support transit access and operations within the community.

- Does the plan identify transit priority measures, such as: exclusive transit lanes, transit ways, direct freeway HOV access ramps, transit signal priority, Safe Routes to Transit, and first mile/last mile initiatives?

Yes, the GHCP Mobility Element policy ME-2.6 identifies a menu of transit priority measures that can be applied along existing (and future) bus routes to improve transit operations guided by the needs of MTS/Sandag. The community currently has one bus route with local service, few signalized intersections, and, as an older community, right-of-way is often constrained. Therefore, the policy is geared toward future conditions when the more robust transit service planned by Sandag is in place.

- Does the plan circulation system address the potential for re-purposing of existing street right-of-way for multi-modal transportation?

Yes, the GHCP envisions a more balanced mobility network by shifting new trips to public transit, walking, and biking, while also accommodating additional vehicle traffic and minimizing conflicts between travel modes. Mobility Element policies ME-3.1 through ME-3.7 recommend implementation of “complete-streets” principles, intersection and other roadway improvements to increase accessibility, re-purposing right-of-way, and improved bicycle and pedestrian facilities and access.

3. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT PEDESTRIAN IMPROVEMENTS IN TRANSIT PRIORITY AREAS TO INCREASE WALKING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan’s circulation system provide multiple and direct pedestrian connections and accessibility to local activity centers, such as transit stations, schools, shopping centers, and libraries?

Yes, because the development form within the TPA was in place prior to widespread use of the automobile, particularly the presence of a grid-pattern of streets, the GHCP update places a priority towards pedestrian mobility, including improved access, safety and comfort. Most of the community is relatively walkable, although there are limitations due to topography. Improved pedestrian access to and within Balboa Park is also an objective. Mobility Element policies ME-1.1 through ME-1.7 as well as policies in the Urban Design Element's Streetscape and Public Realm section (discussed below) contain recommendations for pedestrian mobility and comfort.

- Does the plan's urban design element include design recommendations for walkability to promote pedestrian supportive design?

Yes, the Block Patterns section of the Urban Design Element (page UD-62) recognizes the value of the existing street-grid in providing a walkable and connected street network and acknowledges constraints due to topography. This section contains policies intended to preserve existing street and block configurations, provide alley-greening where practical, and enhance pedestrian connectivity where needed.

The Urban Design Element's Streetscape and Public Realm section (page UD-70) establishes pedestrian mobility and access to transit as the main priorities within the sidewalk zone and identifies a comprehensive list of policies for maintaining (and improving where needed) pedestrian access, comfort and safety. These policies include increasing sidewalk widths where needed, provision of public improvements with new development, and provision of street furnishings, street trees and art.

The Urban Design Element's Development Detail section (page UD-98) addresses building frontages and their relationship to the street intended to provide a pedestrian-friendly street orientation for new buildings and additions. Policies address numerous design-related topics including parking access and location, building placement, ground-floor presentation, important facade design features, and public space.

4. DOES THE PROPOSED COMMUNITY PLAN IMPLEMENT THE CITY OF SAN DIEGO'S BICYCLE MASTER PLAN TO INCREASE BICYCLING OPPORTUNITIES? (STRATEGY 3)

Considerations:

- Does the plan's circulation system identify bicycle improvements in consideration of the Bicycle Master Plan that include, but are not limited to: Class I bicycle path, Class II bicycle lanes with buffers, Class III bicycle routes, or Class IV protected bicycle facilities?

Yes, the GHCP develops a well-connected bicycle network, including protected facilities where feasible, to facilitate cycling. An objective of the GHCP update is to provide a convenient bicycle route through the community with connections to Balboa Park and adjacent communities. This route would be comprised of bicycle facilities separated from auto traffic (Class I and II) with minimal use of shared facilities (Class III) along this route. Class III routes would 'fill in the gaps' where low traffic volumes allow or separated facilities are constrained.

In particular, the GHCP calls for a multi-use bike path (Class 1) along the Balboa Park frontage with Russ Boulevard and 28th Street connecting to the North Park community as well as identifying connections into Balboa Park at Golf Course Drive and 26th Street. Bike lanes (Class II) along 25th and 'C' Streets connect this route to the Southeastern community and Downtown, and a Class II bike lane along Dale Street provides a connection to North Park.

A continuous Class II bike lane is proposed through the center of the Golden Hill neighborhood along C Street/Delevan Drive and a Class II bike lane on a portion of Broadway provides an additional connection to the Southeastern community. By bridging the I-15 freeway (if feasible), this facility could connect to the City Heights community.

- Does the plan's circulation system provide a balanced, multimodal, "complete streets" approach to accommodate mobility needs of all users?

Yes, the complete streets initiatives discussed in the GHCP address the continued improvement of connections between residential areas to transit facilities. A mobility goal is to achieve a circulation system that provides for complete streets and adequate capacity and improved access for vehicle traffic. Policies promote the establishment of a complete streets network that capitalizes on access to transit, provides a walkable and pedestrian-oriented environment, and encourages traffic calming, bicycle facilities, and roadway improvements. Mobility Element policies ME-3.1, ME-3.2, ME-3.3 and ME-3.5 address the concept of 'complete streets.'

5. DOES THE PROPOSED COMMUNITY PLAN IDENTIFY IMPLEMENTATION MECHANISMS TO SUPPORT TRANSIT ORIENTED DEVELOPMENT? (STRATEGY 3)

Considerations:

- Does the plan identify new or expanded urban public spaces such as plazas, pocket parks, or greenways in TPAs?

Yes, the Land Use, Urban Design, Recreation and Conservation Elements identify the need and provide recommendations for additional public space within the community, including the portion within a TPA. The Recreation Element proposes several mini-parks and one neighborhood park for underutilized sites within the community. The Land Use Element identifies the need for public space within villages and the Urban Design Element contains design options for public space within new developments or retrofitting the existing street right-of-way to provide public space.

- Does the plan locate new public facilities that generate large numbers of person trips, such as libraries and recreational facilities in TPAs?

No, Golden Hill is a relatively small community with limited vacant land and large public facilities are not identified by the GHCP within the community. However, existing park space and recreation facilities within adjacent Balboa Park generate large numbers of person trips. The GHCP proposes expanded use and improvements within Balboa Park as park equivalences.

- Does the plan and associated Impact Fee Study include new transit-supportive infrastructure within TPAs and census tracks ranking in the top 30% of [CalEnviroScreen](#) scores? (Where Applicable)

The community does not include census tracks ranking in the top 30% of CalEnviroScreen scores. However, the portion of the community within the TPA is served by an established pedestrian, transit, and bicycle network. Additional transportation improvements are necessary to meet both existing needs and the needs of future development and these have been identified in the Impact Fee Study. This list of projects is generated by the policies and recommendations within the GHCP. By undertaking these projects, the City will be making a significant and visible commitment to realize the vision of the GHCP and to improving transit-supportive infrastructure.

- Do the zoning/implementing regulations associated with the plan support the efficient use of parking through mechanisms such as: shared parking, parking districts, unbundled parking, reduced parking, paid or time-limited parking, etc.?

The GHCP addresses parking management and defers to proposed Citywide zones for their implementation. The portion of the community within the TPA is also within the Transit and Residential Tandem Parking Overlay Zones which allow for reduced parking ratios and tandem space configurations. Portions of the community are also impacted by parking demand and availability. One of the goals of the Mobility Element is to provide efficient use of parking resources through parking management strategies in commercial areas and along transit corridors to reduce the impact and costs of providing parking. Mobility Element policies ME-4.8, ME-4.11, ME-4.14, ME-4.15 and ME-4.16 address parking allocation.

- For increases in density/intensity outside of a TPA, does the plan include policies to reduce auto dependence at those locations?

Yes, although a portion of the community is within the TPA, the GHCP plan policies apply within the entire planning area. The interconnectedness of the transit, bike and pedestrian facilities proposed throughout the community ultimately influence the areas outside of the TPA.

A large part of the forecasted population growth described above would occur within the TPA. The remainder would largely occur within and adjacent to the 30th Street transit corridor north of 'A' Street which is outside the TPA, but accessible to transit. Areas outside the TPA and not within the transit corridor are developed as single-family neighborhoods and are not being planned for significant housing growth.

6. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC ADAPTATION AND RESOURCE CONSERVATION MEASURES? (STRATEGY 5)

Considerations:

- Does the plan include a street tree master plan that provides at least three different species for the primary, secondary and accent trees in order to accommodate varying parkway widths?

Yes, the GHCP Urban Design Element Urban Forest/Street Tree Master Plan section contains urban forestry policies and a list of street trees intended to provide wide variety of tree types throughout the community, including historically referenced species. The list of selected trees includes three different species for primary, secondary and accent trees in order to accommodate varying parkway widths.

- Does the plan include policies or strategies for preserving existing trees?

Yes, the GH CP has policies requiring new development to retain significant and mature trees, where feasible. Urban Design Element policy UD-2.42 encourages a community initiative to identify and protect heritage trees. Conservation Element policy CE-1.12 recommends development be designed to retain significant trees.

- Does the plan call for tree planting in villages, sidewalks, and other urban public spaces or include a strategy for contributing to the City's tree canopy goal?

Yes, the GHCP has various policies related to effective tree planting within street rights-of-way and other public areas to increase tree canopy within the urban forest. These include UD-2.35 and UD-2.38 through UD-2.42, EP-1.2, CE-1.11, CE-1.13 and CE-3.2.

- Does the plan include policies which address climate resiliency measures (sea-level rise, increased fire risk, flooding, urban heat island, or other locally specific impact of climate change)?

The GHCP includes policies that would provide a more resilient community when implemented. These include policies intended to increase the urban forest (discussed above); Conservation Element policies CE-2.13-16 (urban runoff management); Public Facilities, Services and Safety Element policies PF-1.12 (stormwater infrastructure) and PF-2.1 through PF-2.3 (fire hazards); and Urban Design Element policies UD-3.73 (manage solar heat gain), UD-3.74 (landscape sustainability), UD-3.75 (stormwater capture).

7. DOES THE PROPOSED COMMUNITY PLAN INCLUDE ANY COMMUNITY-SPECIFIC STRATEGIES TO SUPPORT CITYWIDE ENERGY, WATER, WASTE REDUCTION OR ANY OTHER CAP GOALS IN ADDITION TO THOSE DESCRIBED ABOVE? (STRATEGIES 1, 2,3,4, AND 5)

The GHCP provides additional specificity related to water recycling and conservation, alternative energy generation, implementation of green building measures, air quality and community farms and gardens. Water conservation and reclamation are also important components of the City's water supply and discussed in the GHCP. Specifically, the Conservation Element Sustainable Development section groups together policies that address multiple aspects of sustainable development including concepts that are more fully detailed in other plan elements, such as the urban design element. Conservation Element Policies CE-1.1 through CE-1.13 and CE-2.12 through CE 2.14 provide guidelines for energy efficiency, building reuse, outdoor gathering spaces, rainwater capture/reuse, urban runoff management, and the urban forest canopy.

Golden Hill Community Plan Update
Draft Impact Fee Study

Available Under Separate Cover:

<https://www.sandiego.gov/planning/community/profiles/greatergoldenhill>

STRIKEOUT ORDINANCE

OLD LANGUAGE: ~~Struck Out~~

NEW LANGUAGE: Double Underline

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE REPEALING CHAPTER 15, ARTICLE 8, DIVISION 1 OF THE SAN DIEGO MUNICIPAL CODE BY DELETING SECTIONS 158.0101, 158.0102, 158.0103, AND 158.104; DELETING CHAPTER 15, ARTICLE 8, DIVISION 2 BY DELETING SECTIONS 158.0201, 158.0202, 158.0203, 158.0204, 158.0205, 158.0206, AND 158.0207; DELETING CHAPTER 15, ARTICLE 8, DIVISION 3 BY DELETING SECTIONS 158.0301, 158.0302, AND 158.0303; DELETING CHAPTER 15, ARTICLE 8, DIVISION 4 BY DELETING SECTIONS 158.0401, 158.0402, 158.0403, 158.0404, 158.0405, 158.0406, 158.0407, 158.0408; DELETING CHAPTER 15, ARTICLE 8, APPENDIX ALL RELATING TO THE GOLDEN HILL COMMUNITY PLAN UPDATE.

~~Article 8: Golden Hill Planned District~~

~~Division 1: General Rules~~

~~§158.0101 Purpose and Intent~~

~~The purpose of the Golden Hill Planned District is to ensure that the development and redevelopment of multi-family and commercial neighborhoods in Golden Hill will be accomplished in a manner that will preserve and enhance the community's diverse architectural, historical and cultural characteristics, as well as the overall quality of life in the community. It is also intended to preserve and complement the historically and architecturally significant structures located throughout the~~

district. In addition, the purpose of the Golden Hill Planned District is to implement the goals and objectives of the adopted Golden Hill Community Plan (1988) and the General Plan of the City of San Diego.

~~§158.0102~~ — Boundaries

The regulations which follow shall apply in the Golden Hill Planned District which is within the boundaries of the Golden Hill community planning area in the City of San Diego, California, designated on that certain Map No. C-864, and described in the appended boundary description filed in the office of the City Clerk under Document No. OO-18058.

~~§158.0103~~ — Applicable Planning, Zoning, and Subdivision Regulations

Where not otherwise specified in the Golden Hill Planned District, the following provisions of the Land Development Code apply:

Chapter 11 (Land Development Procedures);

Chapter 12 (Land Development Reviews) except Article 6, Division 6 (Planned Development Permit Procedures);

Chapter 13 (Zones);

Chapter 14, Article 1 (Separately Regulated Use Regulations);

Chapter 14, Article 2, Division 1 (Grading Regulations);

Chapter 14, Article 2, Division 2 (Drainage Regulations);

Chapter 14, Article 2, Division 3 (Fence Regulations);

Chapter 14, Article 2, Division 4 (Landscape Regulations);

Chapter 14, Article 2, Division 5 (Parking Regulations);

Chapter 14, Article 2, Division 6 (Public Facility Regulations);

~~Chapter 14, Article 2, Division 8 (Refuse and Recyclable Materials Storage Regulations);~~

~~Chapter 14, Article 2, Division 12 (Sign Regulations);~~

~~Chapter 14, Article 3, (Supplemental Development Regulations) except Division 4 (Planned Development Permit Regulations;~~

~~Chapter 14, Article 4 (Subdivision Regulations);~~

~~Chapter 14, Article 5 (Building Regulations);~~

~~Chapter 14, Article 6 (Electrical Regulations); and~~

~~Chapter 14, Article 7 (Plumbing and Mechanical Regulations).~~

~~Where there is a conflict between the Land Development Code and the Golden Hill Planned District, the Planned District applies.~~

~~§158.0104 — Definitions~~

~~The definitions in Land Development Code Section 113.0103 apply except where a conflict exists with the definitions set forth in the Golden Hill Planned District.~~

~~Where a conflict exists, the definitions in the Golden Hill Planned District apply.~~

~~**Enclosed Parking.** A parking area within a building serving a permitted use.~~

~~Enclosed parking is completely walled and roofed, except that where, as an option, it has one open side facing an alley.~~

~~— Article 8: Golden Hill Planned District~~

~~— Division 2: Permits and Procedures~~

~~§158.0201 — Administrative Regulations~~

~~(a) — Administration.~~

~~The City Manager shall administer the Golden Hill Planned District and ensure compliance with the regulations and procedures of the Golden Hill Planned District. In evaluating the appropriateness of any development for which a permit is applied under the Golden Hill Planned District, the appropriate decision-maker shall utilize the Golden Hill Community Plan, the Golden Hill Planned District Design Criteria and Guidelines as adopted by the City Council and the following design studies:~~

- ~~(1) — Golden Hill Fern Street and 30th Street Revitalization Plan (M.W. Steele Group, Patrick O'Connor and Urban Systems Associates, May 1987);~~
- ~~(2) — Golden Hill 25th Street Revitalization Plan (RNP Architecture and Planning, June 1987); and~~
- ~~(3) — Project First Class Urban Design Program (Southeast Urban Design Group); and~~
- ~~(4) — Any other design study or revitalization plan adopted by the City Council for the Golden Hill community.~~

~~(b) — Activities Regulated~~

- ~~(1) — No building, structure or improvement or portion thereof shall be erected, converted, altered, established or enlarged, nor shall the use of any building or structure be changed, nor any such building, structure or improvement be used or occupied unless it complies with the requirements of the Golden Hill Planned District.~~

(2) — ~~No permit may be issued for the erection, construction, conversion, demolition, establishment, alteration or enlargement of any building or structure, or for the grading of any site, or portion thereof, or for the change in use of any building or structure in the Golden Hill Planned District until approval of the City Manager has been obtained by the applicant or owner. Each application for a building, demolition or grading permit shall: state the intended use of the proposed site, building, structure or improvement; specify the applicable zone; and describe any previously issued permits. Approval of the City Manager is not required for modifications, repairs, or other alterations which do not require a building, demolition or grading permit. Additional application requirements are contained in Section 158.0203.~~

(c) — ~~Public Facilities, Structures and Area~~

~~All public open areas, street sidewalks, street furniture, street signs, lighting installation, and any other incidental structures or monuments shall conform to the purpose and intent of the Golden Hill Planned District and shall be subject to all the regulations, conditions and standards established in the Golden Hill Community Plan, the Golden Hill Planned District Design Criteria and Guidelines, as adopted by Council with this ordinance, and the studies referenced in Section 158.0201(a), shall be used to evaluate the appropriateness of any development.~~

(d) — ~~Previously Conforming Uses and Structures~~

~~Previously conforming uses and structures are subject to Land Development Code Chapter 12, Article 7, Division 1 (General Review Procedures for Previously Conforming Premises and Uses). Structures not conforming to the yard requirements specified in the Golden Hill Planned District may be altered or enlarged, provided the alterations and additions observe all other existing zoning requirements.~~

~~(e) Demolition Permits~~

~~No permits shall be issued for the demolition and/or removal of any building or structures unless the application for the permit has been approved by the City Manager or Planning Commission as described in Sections 158.0201(e)(2) and (3) (Demolition Permits).~~

~~(1) If any structure or building is demolished or substantially damaged without first obtaining a demolition permit, the City Manager may not accept plans for a Planned District Ordinance review, nor may the City~~

~~Manager accept a building permit application for that site for a period of one year, or a previously issued permit may be revoked for the period of one year. If the structure or building was a designated historic site, or a Secondary Significant Structure as identified in the booklet Greater Golden Hills Historic District #2, prepared by the City of San Diego and the Greater Golden Hills Planning Committee, adopted October 6, 1978, the City Manager may not accept plans for a Planned District Ordinance review or~~

~~accept a building permit application for two years or a previously issued permit may be revoked for the period of two years.~~

~~(2) — Other than provided by Section 158.0201(e)(3) an application for a demolition permit may be approved or denied by the City Manager in accordance with Process One.~~

~~(3) — The Planning Commission may approve, conditionally approve or deny, in accordance with Process Four, an application for a demolition permit for a designated historical structure. If the City Manager identifies a potential historic structure, the demolition or removal permit application shall not be approved for 90 calendar days or until the Historical Resources Board has evaluated and acted on the site's historical significance, whichever occurs first. If the site is not designated a historical resource, the application may be approved or denied by the City Manager in accordance with Process One. The provisions of this section do not apply to the following:~~

~~(A) — Any building or structure found by the City Manager to present a hazard to the public health or safety, and for which an emergency permit for demolition must be issued;~~
~~or~~

~~(B) — Any permit approved as part of a development project submitted, reviewed and approved in accordance with the Golden Hill Planned District, provided that such~~

development application includes an environmental document prepared in accordance with the California Environmental Quality Act (CEQA) which describes and addressed the historical/ architectural significance of the property. Such environmental report shall be reviewed by the Historical Resources Board for the purpose of recommending to the decisionmaker whether the proposed project should be approved, modified or denied based on the importance of the existing building(s) or structure(s).

~~§158.0202 — Design Criteria and Guidelines~~

Concurrent with the adoption of the Golden Hill Planned District, the City Council shall by resolution also adopt architectural criteria and design guidelines to be used in evaluating the appropriateness of any development for which a permit is applied for under the Golden Hill Planned District. The Golden Hill Design Criteria and Guidelines shall be filed in the office of the City Clerk under Document No. RR-274598.

~~§158.0203 — Submittal Requirements~~

Application shall be made, in accordance with Land Development Code 112.0102, prior to commencement of any work in the erection of any new building or structure, or alteration, addition to or demolition of any existing building or structure within the Planned District or any building which is relocated into the Planned District. The application shall include the following:

- (a) ~~— A deposit or fee as indicated on the current fee schedule maintained in the office of the City Clerk;~~
- (b) ~~— The purpose for which the proposed building, structure or improvement is intended to be used;~~
- (c) ~~— Site plans, floor plans, elevations and sections including the following information: datum points indicating both preexisting natural grade and finished grade, calculations indicating lot area, dwelling unit density, lot coverage, floor area ratio, and height (elevations), fully dimensioned floor plans with all rooms identified, setback lines shown, off-street parking location with dimensions and placement of landscaping material, including number of plants and plant sizes;~~
- (d) ~~— Site plans and elevations for the building and improvements which show all exterior finish materials, architectural design of all exterior features, and the relationship to adjacent structures;~~
- (e) ~~— Site plans and elevations including grade points and dimensions for any outbuilding, party walls, courtyards, fences, signs, lighting; and~~
- (f) ~~— Any other information deemed necessary by the City Manager to evaluate the project for compliance with the regulations contained in the Golden Hill Planned District and other applicable laws and regulations.~~
- (g) ~~— To demonstrate the degree of compatibility between existing, new and rehabilitated construction, applicants are required to:~~
 - (1) ~~— Submit a mounted color photo survey of both block faces within 300 linear feet of frontage from the subject site, identifying street~~

~~addresses, clearly showing architectural styles, dominant building features, and massing, height, scale, colors and materials of existing buildings and structures;~~

- ~~(2) — Provide a written statement and/or diagram(s) which indicates how the overall design of the project proposal provides architectural features compatible with the preferred character of the community and incorporates the design standards contained in the Golden Hill Design Criteria and Guidelines, filed in the Office of the City Clerk under Document No. RR-274598.~~

~~§158.0204 — Process One Review~~

- ~~(a) — The City Manager may approve, in accordance with Process One, any and all development that complies with the regulations contained in the Golden Hill Planned District Ordinance.~~
- ~~(b) — Copies of the application and plans shall be forwarded to the Greater Golden Hill Community Planning Committee within 10 working days of receipt by the City Manager.~~
- ~~(c) — The decision of the City Manager shall be based on conformance with the regulations and the Purpose and Intent of the Golden Hill Planned District Ordinance, the Golden Hill Planned District Design Criteria and Guidelines as adopted by Council with this Planned District Ordinance and the studies referenced in Section 158.0201(a).~~
- ~~(d) — The fee for this review shall be equivalent to that of a Plan Check Fee.~~

~~§158.0205~~ — Exceptions

~~(a) — The City Manager may approve, or deny, in accordance with Process~~

~~Two, an exception from selected provisions of the Golden Hill Planned District, when the application is for one of the following:~~

~~(1) — New construction or remodeling which would result in a finished project (all structures on the premises) deviating 20 percent or less from one of the following development regulations: 1) minimum required front, street, side or rear yards, 2) offsetting planes; 3) diagonal plan dimension; or 4) maximum lot coverage regulations.~~

~~However, the City Manager shall require additional landscaping that may be feasibly placed on the site or parkway according to city-wide landscape standards, and/or other architectural features or improvements.~~

~~(2) — Minor facade improvements altering the front building facade of previously conforming structures which do not increase the building floor area and do not create above-grade pedestrian areas such as balconies.~~

~~(3) — Walls or fences which vary from the regulations of Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).~~

~~(4) — Sidewalks which vary from Section 158.0403.~~

- ~~(b) — The City Manager may in no case approve or conditionally approve an exception when the application is for deviation from density, use, floor area ratio, parking requirements, building height, landscaping, street design requirements as specified in Section 158.0301(e) of the Golden Hill Planned District, average size of units, or any development regulation for a designated historic structure.~~
- ~~(c) — The Greater Golden Hill Community Planning Committee shall have the opportunity to provide advice to a City Manager on an application for an exception prior to the City Manager taking action on such exception. Copies of the application and plans shall be forwarded to the Greater Golden Hill Community Planning Committee, or their successor, to provide an opportunity for the Committee to review, for a period not to exceed 30 days, the application and plans.~~
- ~~(d) — The fee for an application for an exception shall be set forth in the Schedule of Fees.~~
- ~~(e) — The City Manager shall review the proposed project for substantial conformance with the regulations and the Purpose and Intent of the Golden Hill Planned District. The City Manager may grant a deviation if the deviation is for the purpose of providing design flexibility resulting in a project which benefits surrounding properties and the community. The City Manager's decision may be appealed to a Hearing Officer in accordance with Land Development Code Section 112.0504.~~

~~§158.0206 — Golden Hill Development Permit~~

~~(a) — An application for a Golden Hill Development Permit may be approved, conditionally approved or denied by a Hearing Officer in accordance with Process Three. The following projects shall be required to obtain a Golden Hill Development Permit:~~

- ~~(1) — Projects where the gross commercial floor area of existing and proposed structures exceeds a floor area ratio of 1.0.~~
- ~~(2) — Residential and mixed residential/ commercial projects which exceed the number of threshold dwelling units as indicated in Table 158-02A.~~

**~~Table 158-02A
Threshold Dwelling Units~~**

Zone	Threshold Units
GH-600	12
GH-1000	7
GH-1250	6
GH-1500	3
GH-2500	2
GH-3000	2
GH-CN and GH-CC	2

- ~~(3) — Any project which deviates from the development regulations of the Golden Hill Planned District and is not eligible to obtain an exception described in Section 158.0205.~~
- ~~(4) — Any project which does not conform with the Golden Hill Design Criteria and Guidelines.~~

~~(5) Projects deviating from the development regulations of the Golden Hill Planned District when such deviations are necessary to permit the preservation or restoration of an historic or architecturally significant building, structure or site so designated by the Historical Resources Board. Such projects shall be subject to the following:~~

~~(A) Landscaping requirements (Land Development Code Chapter 14, Article 2, Division 4), Sidewalk Design Regulations (Section 158.0403 of the Golden Hill Planned District), and Parking Requirements (Land Development Code Chapter 14, Article 2, Division 5) shall be met in a manner which preserves the historic character of the building or site, including that of mature vegetation; and~~

~~(B) The proposed deviation shall be referred to the Historical Resources Board for recommendation on said exception; and,~~

~~(C) The Hearing Officer, in granting a deviation, shall make the following findings as well as those listed in Section 158.0206(d):~~

~~(i) That the deviation is necessary to permit the preservation or restoration of an historic or architecturally significant building, structure or site; and~~

~~(ii) — That the granting of a deviation will not be injurious to the community or detrimental to the public welfare.~~

~~(6) — Previously conforming signs, deemed by the City Manager to have historical significance, to remain after the 15 year compliance regulation as stated in Section 158.0408(k).~~

~~(b) — An application for a Golden Hill Development Permit, including fees or deposits, shall be processed in the same manner as an application for a Site Development Permit, in accordance with Land Development Code Chapter 11, Article 2 (Required Steps in Processing) and Chapter 12, Article 6, Division 5 (Site Development Permit Procedures).~~

~~(e) — The Greater Golden Hill Community Planning Committee shall have the opportunity to provide advice to the Hearing Officer on the approval, conditional approval or denial of a Golden Hill Development Permit. Prior to the Hearing Officer taking action on any Golden Hill Development Permit, copies of the application and plans shall be forwarded to the Greater Golden Hill Community Planning Committee, or their successor, to provide an opportunity for the Committee to review, for a period not to exceed 30 days, the application and plans.~~

~~(d) — A Golden Hill Development Permit may be approved if the following findings of fact are made.~~

~~(1) — The proposed project design meets the purpose and intent of the Golden Hill Planned District and will be compatible with the goals~~

and objectives of the Golden Hill Community Plan (1988), the Progress Guide and General Plan of the City of San Diego, the Golden Hill Planned District Design Criteria and Guidelines as adopted by Council and the design studies listed in Section 158.0201(a); and,

(2) — The proposed development will be compatible with existing and planned land uses on adjoining properties, will not constitute a disruptive element to the neighborhood or community, and will create architectural harmony with the preferred character of the neighborhood and community; and,

(3) — The proposed development, because of conditions that have been applied to it, will not be detrimental to the health, safety and general welfare of persons residing or working in the area, and will not adversely affect other property in the vicinity; and,

(4) — The proposed development complies with all other relevant regulations in the City of San Diego Municipal Code.

(e) — A Golden Hill Development Permit shall not be approved if the project exceeds the density permitted by the Golden Hill Planned District.

(f) — In granting a Golden Hill Development Permit, conditions may be imposed as deemed necessary and desirable to protect the public health, safety and general welfare.

- (g) ~~The written decision of the Hearing Officer shall include findings which shall cite specific facts relied upon in rendering the decision. The copy of the decision shall be mailed to the applicant and to the Golden Hill Community Planning Committee, or their successor. A copy of this written finding, together with all evidence presented to the Hearing Officer including plans required elsewhere in the Golden Hill Planned District shall be filed with the office of the City Manager.~~
- (h) ~~The decision of the Hearing Officer on the Golden Hill Development Permit may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.~~

~~§158.0207 Regulation for Historic and Architecturally Significant Structures~~

- (a) ~~Deviations from Building Code~~
- ~~Notwithstanding the provisions of the Golden Hill Planned District or any other provision of the Municipal Code, it shall be lawful in the Golden Hill Planned District to repair, remodel or restore any historic or architecturally significant buildings or structures so designated by the Historical Resources Board. Such repair, remodel or restoration shall be in the same manner and with the same kind or similar materials with which they were originally constructed, consistent with the California State Historic Building Code and the Secretary of the Interior's Standards for Rehabilitation (see Appendix F) to the Golden Hill Planned District. Such building(s) or structure(s) may be approved or denied in accordance with Process Two. The building(s) or structure(s) shall be safe and not~~

~~hazardous to its occupants or the public. The City Manager shall require such repairs, modifications, and/or improvements to the building or structure necessary to preserve the architectural and historic character and meet adequate life and safety standards. Requirements of the City Manager may be appealed to a Hearing Officer in accordance with Land Development Code Section 112.0504. Requirements of the City Manager concerning methods and materials or minor deviations to alleviate practical difficulties of construction may be appealed to the Board of Appeals and Advisors.~~

~~(b) — Removal of Damaged Historic Structures~~

~~In the event any building or structure deemed by the Historical Resources Board to have architectural or historic significance is damaged by earthquake, fire, or act of God to such an extent that in the opinion of the City Manager it cannot reasonably be repaired and restored, the same may be removed upon issuance of a permit for said removal, subject to Section 158.0201(e).~~

~~— Article 8: Golden Hill Planned District~~

~~— Division 3: Zoning~~

~~§158.0301 — Residential Zones~~

~~The intent of the residential zone regulations is to provide for the development and redevelopment of multi-family residential structures within the Golden Hill community which relate in scale and design to the preferred neighborhood~~

~~character. Standards are designed to promote development that will complement and preserve the diverse and distinctive architectural character of the community.~~

~~(a) — Permitted Uses~~

~~No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the following purposes as provided herein:~~

~~(1) — Residential development in accordance with the density levels as described in Section 158.0301(b)(1) and the regulations of the Golden Hill Planned District.~~

~~(2) — Schools, limited to primary, elementary, junior high, and senior high in accordance with Section 141.0407, and child care centers in accordance with Section 141.0606.~~

~~(3) — Public parks and public playgrounds.~~

~~(4) — Churches, temples, or buildings of a permanent nature used primarily for religious purposes in accordance with Section 141.0602.~~

~~(5) — Temporary real estate sales offices and model homes in new subdivisions, subject to the limitations as set forth in Land Development Code Section 141.0701.~~

~~(6) — In addition to the uses listed in Section 158.0301(a)(1) (5), the following uses shall be permitted in the GH-1000 and GH-600 zones:~~

~~(A) — Branch public libraries.~~

~~(B) — Institutions or homes for the full-time care of not more than 15 children under the age of 16 years, provided there is not more than one additional dwelling unit on the same premises. Such use is subject to County or State licensing, whichever applies.~~

~~(C) — Offices for psychologists, social workers, religious practitioners, doctors, and dentists, provided that no overnight patients are permitted; and, further provided that not more than 2 such professional persons, and not more than 3 employees of each, shall be engaged in such work on the premises.~~

~~Such lot or parcel may not be used by one or more practitioners who, among them, medically treat, or medically or psychologically counsel, on a group or individual basis, 5 or more persons in one calendar year who have committed, been charged by criminal indictment or complaint, or convicted of, a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a,~~

~~289 of Chapter 5 or in Section 314 Chapter 8, or any amendment for remodification, or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school, except that such use is permitted by organizations described in Land Development Code Section 141.0702(a). This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections.~~

~~(7) Accessory uses customarily incidental to any of the foregoing permitted uses, including the following: Recreational and health facilities which are designed and used solely by the residents and their guests, including tennis courts, putting greens, exercise rooms, and sauna and steam baths.~~

~~(8) Accessory Use Regulations~~

~~(A) All accessory uses shall be located in the same building as the permitted uses which they serve. There shall be no entrance to any such accessory uses except through a foyer, court, lobby, hall, patio, or other similar interior area. However, neither of the foregoing regulations shall be applicable to accessory uses exclusively serving outdoor~~

~~recreational activities. No signs, displays, or advertising relating to accessory uses shall be visible from any street.~~

~~(B) — The combined gross floor area of all accessory uses, excluding outdoor recreational facilities, on any premises shall occupy not more than 10 percent of the gross floor area occupied by the principal permitted uses.~~

~~(9) — For properties in any residential zone, any other uses, including accessory uses, which the Planning Commission may find, in accordance with Process Four, to be similar in character to the uses enumerated herein for such zone. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.~~

~~(b) — Property Development Regulations~~

~~(1) — Residential Density~~

~~The number of dwelling units permitted on any lot shall be determined by dividing the area of the lot by the number of square feet required for each dwelling unit as shown in Table 158-03A. If the quotient exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next larger whole number.~~

~~The land area requirement for one *dwelling unit* in any residential zone shall be as follows:~~

**Table 158-03A
Residential Density**

Zone	Required Sq.Ft. of Lot Area per Dwelling Unit
GH 600	600
GH 1000	1000
GH 1250	1250
GH 1500	1500
GH 2500	2500
GH 3000	3000

(2) Yard and Setback Requirements

(A) Minimum Size of Street Yard. A street yard shall be provided at a minimum area calculated by multiplying the street frontage of the lot along the front property line by "X" feet as shown in Table 158-03B. For corner lots, the street yard shall be calculated by multiplying the average length of all street frontages by "X" feet shown in Table 158-03B.

**Table 158-03B
Minimum Street Yard**

Zone	"X" Feet
GH 600, GH 1000, GH 1250	20
GH 1500, GH 2500, GH 3000	25

In all residential zones, the required street yard shall not be measured beyond the front 70 feet or 50 percent of the lot depth, whichever is less, as measured from the front property line.

(B) ~~Minimum Yards. The minimum yard requirements for properties in the respective GH zones are shown in Table 158-03C.~~

Table 158-03C
Minimum Yards

Yard Location	GH-600, GH-1000, GH-1250	GH-1500	GH-2500, GH-3000
Front	10 ⁽¹⁾⁽²⁾	10 ⁽¹⁾	10 ⁽¹⁾
Street Side	6	8	8
Interior Side	6 ⁽³⁾⁽⁴⁾	6 ⁽³⁾⁽⁴⁾	6 ⁽³⁾⁽⁴⁾
Rear	1, if alley ⁽⁵⁾ ; 15, if no alley	1, if alley ⁽⁵⁾ ; 15, if no alley	1, if alley ⁽⁵⁾ ; 15, if no alley

Footnotes for Table 158-03C

- ¹ ~~Front Yard Exception. Structures may observe the average front yard of the block when the average is less than 10 feet.~~
- ² ~~Setback - Front Yard. Each story (or portion of a story) above the second shall be set back an additional 7 feet from the requirement for the story below it. This area may be used as a balcony, provided the safety railings are a minimum of 50 percent open.~~
- ³ ~~Setback - Side Yards. Each story (or portion of a story) above the second shall be set back an additional three feet from the requirement for the story below it.~~
- ⁴ ~~Interior Side Yard Exception. On lots less than or equal to 50 feet in width, each interior side yard shall be calculated as 10 percent of the lot width, not to be less than 4 feet.~~
- ⁵ ~~Rear Yard. Each story (or portion of a story) above the second shall be set back 7 feet from the requirement for the story below it. This area may be used as a balcony, provided the safety railings are a minimum of 50 percent open.~~

(3) ~~Height Limits~~

Table 158-03D
Height Limitations

Zone	Height Limitation ⁽¹⁾
GH-600	40 ft; 50 ft where a building is above enclosed parking
GH-1000, GH-1250	30 ft; 40 ft where a building is above enclosed parking
GH-1500, GH-2500, GH-3000	30 ft

Footnote for Table 158-03D

¹—~~Twenty percent of the length of the building facade may exceed the height limit specified above in order to provide roofline and facade variations, accents, tower elements and other similar elements which do not increase the floor area of the structure.~~

(4) ~~Floor Area Ratio (FAR) and Coverage. The maximum FAR and coverage shall be as indicated in Table 158-03E.~~

Table 158-03E
Floor Area Ratio (FAR) and Coverage

ZONE	Maximum FAR⁽¹⁾	Maximum Coverage⁽²⁾
GH-600	1.25	40%
GH-1000	1.00	40%
GH-1250	0.70	40%
GH-1500	0.60	35%
GH-2500	0.45	35%
GH-3000	0.45	35%

Footnotes Table 158-03E

¹—~~Projects located within the Historic District are permitted a maximum FAR of 0.75.~~

²—~~Projects located within the Historic District are permitted a maximum coverage of 40 percent.~~

(A) ~~Enclosed parking as defined in Section 158.0104 is not included in the calculation of FAR and coverage.~~

(B) ~~Except in the GH-3000 and GH-2500 zones, for any project with a density of less than or equal to one dwelling unit per 1,000 square feet of lot area, a FAR bonus shall be provided equivalent to 50 percent of the area of enclosed parking and shall be excluded from the coverage calculation.~~

~~(C) For any project with a density greater than one dwelling unit per 1,000 square feet of lot area, a FAR bonus shall be provided equivalent to 25 percent of the area of enclosed parking and shall be excluded from the coverage calculation.~~

~~(5) Minimum Average Unit Floor Area~~

~~(A) Minimum Average Size per Unit Type. Residential development shall average no less than the minimum habitable floor areas per dwelling unit, excluding garages and preexisting dwellings, as indicated in Table 158-03F.~~

Table 158-03F
Minimum Average Size per Unit Type

Unit	Minimum Average Unit Floor Area
Studio	450 sq.ft.
One bedroom	600 sq.ft.
Two + bedroom	800 sq.ft.

~~(B) Minimum Average Unit Size per Project. Residential developments shall also average no less than 700 square feet of habitable floor area per dwelling unit, excluding garages and preexisting dwellings.~~

~~(6) Corner Lots~~

For visibility reasons, structures over three feet in height may not be located within the triangular areas established by Sections 158.0301(b)(6)(A) and (B).

(A) — The street intersection corner of the lot and the points on the street property lines which are 25 feet from the intersection corner; and

(B) — The street side rear corner of the lot and the points on the rear property line, adjacent to an alley, that are 10 feet from the street side rear corner.

(7) — Diagonal Plan Dimension

The Diagonal Plan Dimension regulation shall be used for structures containing dwelling units in all residential projects, except for those on lots equal to or less than 50 feet in width. The maximum diagonal plan dimension shall be measured between the two most extreme points on the floor of the structure containing the most gross floor area (see Figure 1 in the Appendix). For lots where the depth is two and one-half or more times the width (see Figure 2 in the Appendix), the maximum diagonal plan dimension shall be measured between the first extreme building corner to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The modulations shall have a minimum three feet differential and shall extend for a minimum of six feet in length.

~~Maximum Dimension. The maximum diagonal plan dimension shall not exceed the numerical figure obtained from the percentage of the lot frontage as indicated in Table 158-03G.~~

Table 158-03G
Maximum Diagonal Plan Dimension

Street Frontage of Lot (along front property line)	Maximum Diagonal Plan Dimension
50 ft. or less	No maximum
Over 50 ft., but not more than 100 ft.	100% of street frontage
Over 100 ft., but not more than 200 ft.	85% of street frontage
Over 200 ft., but not more than 300 ft.	70% of street frontage
More than 300 ft	Subject to a Golden Hill Development Permit

~~(8) — Single Family Scale Requirement~~

~~Development in the GH 1500, GH 2500 and GH 3000 zones which results in 2 or more units on a parcel (including existing units) shall comply with the following design requirements:~~

~~(A) — The building(s) on the premises must be single family in scale and character as viewed from the street elevation(s), as determined by the City Manager.~~

~~(B) — The building(s) on the premises shall not be greater than two stories in height when viewed from any street elevation of the property unless it meets the following criteria: the third story is present only within the rear 50 percent of the lot. If the lot is a corner parcel, the third story may not encroach into the street side 50 percent of the lot.~~

~~(C) — An exception to 158.0301(b)(8)(B) above may be considered through the Golden Hill Development Permit process.~~

~~(9) — Pedestrian Access~~

~~For each legal building site, one separate entry per 50 linear feet of street frontage shall be provided from the street into or through the residential use area.~~

~~(c) — Design Requirements~~

~~(1) — In all GH Residential Zones, in addition to the criteria included in the Design Criteria and Guidelines, each residential building shall be designed in accordance with the following provisions:~~

~~(A) — Windows shall maintain a consistent design character throughout the project and shall be of the same material on all elevations facing a street and for the front 30 percent of the interior side elevation(s).~~

~~(B) — Silver aluminum window frames shall not be permitted on any window.~~

~~(C) — There shall be no more than two types of wall siding materials used throughout a project.~~

~~(2) — In addition to the above standards, each residential building shall include architectural features, all to be chosen from only one of the following lists: (A) Victorian Style, (B) Craftsman/Bungalow Style, (C) Spanish Style, or (D) Contemporary Style, as required~~

by each list. If a project contains more than one residential building, all buildings are to contain features from the same list. All accessory buildings on the premises are to include similar architectural features as the residential structure(s).

(A) — Victorian Style

(i) — The following three features are mandatory:

- — Horizontal wood siding or shake shingles on all elevations facing a street.
- — Narrow vertical windows with lintels, jambs and sills surrounding the windows. Sills are to be built out a minimum of 3 inches from the outside face of the window sash.
- — Covered entry area with a gable or dormer. Entry area to be a minimum of 24 square feet in area if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.

(ii) — Choose three of the following features:

- — Crafted lath ventwork at gables and dormers.
- — Widow's walk or cresting (wood or metal).
- — Turrets or cupolas.

- ~~Special window shapes and types on 20 percent of all windows facing a street; bays, half round, elliptical gothic, oval or Palladian shapes, quatrefoils, bull's eyes, and stained glass (geometric, lattice or opalescent).~~
- ~~Scalloped shingles in an amount typical with the Victorian style.~~
- ~~Crafted open stickwork supports for the entry element.~~

~~(B) Craftsman/Bungalow Style~~

~~(i) The following four features are mandatory.~~

- ~~Front entry element with elephantine or craftsman style support columns. Entry area to be 24 square feet in area if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.~~

- All windows are to be vertical sliding or fixed and all trim is to be of wood. All windows are to have a wood sill projecting at least 3 inches beyond the sash.

- Exposed beams/rafters on overhanging eaves with articulated rafter ends.

- Exterior material to be of stucco, horizontal siding, shake, brick or stone.

(ii) Choose two of the following:

- Projecting brackets or corbels on all exposed beams and rafters.
- A minimum of one operable chimney, faced in brick or cobble rock, for every three dwelling units.
- Entrance doors with transom panels and/or side lights (singular rectangular panes or multi-mullion panes).

- ~~Windows with transom panels (singular rectangular panes or multi-mullion panes) on a minimum of 40 percent of all windows facing a street.~~
- ~~A projecting pergola, at least 24 square feet in area.~~

~~(C) Spanish Style~~

~~(i) The following two features are mandatory:~~

- ~~Use of stucco for the exterior material.~~
- ~~Parapet with entablature or tile roof covering the eaves, overhangs, and entry elements.~~

~~(ii) Choose four of the following:~~

- ~~Crafted wood or wrought iron detailing for porches and/or balconies.~~
- ~~Exposed beams/rafters on eaves.~~
- ~~Drain tile attic vents on at least one elevation facing a street.~~
- ~~Arched wing wall (plain or molded) on at least one elevation facing a street. (This feature may encroach into the interior side or rear yard.)~~
- ~~Decorative plaster or tile trim around windows and entries facing a street.~~

- Entry supports of stucco, wood or iron articulated columns.
- A minimum of 20 percent of all windows, doors and entries facing a street to be arched.
- Entry element continued through all stories (applies only to structures over one story in height).

(D) Contemporary Style.

(i) This feature is mandatory

- Exterior material is to be stucco, horizontal siding, shake, brick or stone.

(ii) Choose six of the following:

- Multiple pitched roofs with a minimum 18 inch overhang or a flat or low hipped roof with overhanging eaves (real or suggested cantilever).
- Large plain rectangular windows, grouped in bands with shared/continuous projecting window sills on all elevations facing a street and on at least the front 30 percent of the interior side elevations.

- ~~Use of colored or leaded glass on at least one window band on at least one elevation facing a street.~~
- ~~Wood window frames on all windows.~~
- ~~A minimum of 50 percent of all windows on all street elevations to be recessed at least two inches.~~
- ~~A minimum of one clerestory window for every two dwelling units.~~
- ~~Beltecourse matching frieze at each story level on each elevation facing a street and on at least the front 30 percent of the interior side elevations.~~
- ~~Wide projecting molding (minimum of four inches fascia) on the frieze.~~
- ~~Projecting roofed entry porch with piers for support columns. Porch to be a minimum of 24 square feet if it serves one or two entrance doors and 10 square feet per entrance door if it serves more than two.~~
- ~~Triangular or arched porch entry.~~

- ~~Portecochere or wing wall, articulating the driveway. (This element may encroach into an interior side or rear yard.)~~
- ~~A projecting pergola, a minimum of 24 square feet in area.~~
- ~~A minimum of one operable fireplace for every two dwelling units.~~

~~(E) The following roof shapes and roof materials are to be used for Styles (A), (B), (C) and (D), above:~~

- ~~(i) Victorian Style. Shape: Medium or high gable or hip with a minimum of three distinct rooflines on all elevations facing a street. Materials: shake, slate or shingle.~~
- ~~(ii) Craftsman/Bungalow Style. Shape: Broadly pitched hipped or gabled roof. A minimum of two overhanging gables are required on all elevations facing a street. Materials: Shingle or shake.~~
- ~~(iii) Spanish Style. Shape: Flat with articulated parapet, espadana, false front, or sloped with plain or projecting eaves. Materials: Flat portion to be built-up roofing or its equivalent. Sloped portion to be concrete or clay tile.~~

~~(iv) — Contemporary Style. Shape: Flat or sloped.~~

~~Materials: Flat portion to be built-up roofing or its
equivalent. Sloped portion to be concrete or clay
tile, shingle or slate.~~

~~(d) — Exception. Except in the Golden Hill Historic District, in those cases
where an existing legal lot or parcel contains only one dwelling unit, the
development regulations of the RS-1-7 zone (Land Development Code
Sections 131.0431 through 131.0446) may be used. In all cases, however,
the Landscape Regulations for multi-family development apply.~~

~~(e) — Other Regulations~~

~~The Special Regulations and Design Requirements (Section 158.0303),
Sidewalk Design Regulations (Section 158.0403) and Parking Regulations
(Section 158.0404(a)) also serve to regulate development, as do the
provisions of the Land Development Code referenced in Section
158.0103.~~

Table 158-03H
Maximum Diagonal Plane Dimension
(Plane of floor with largest square footage)

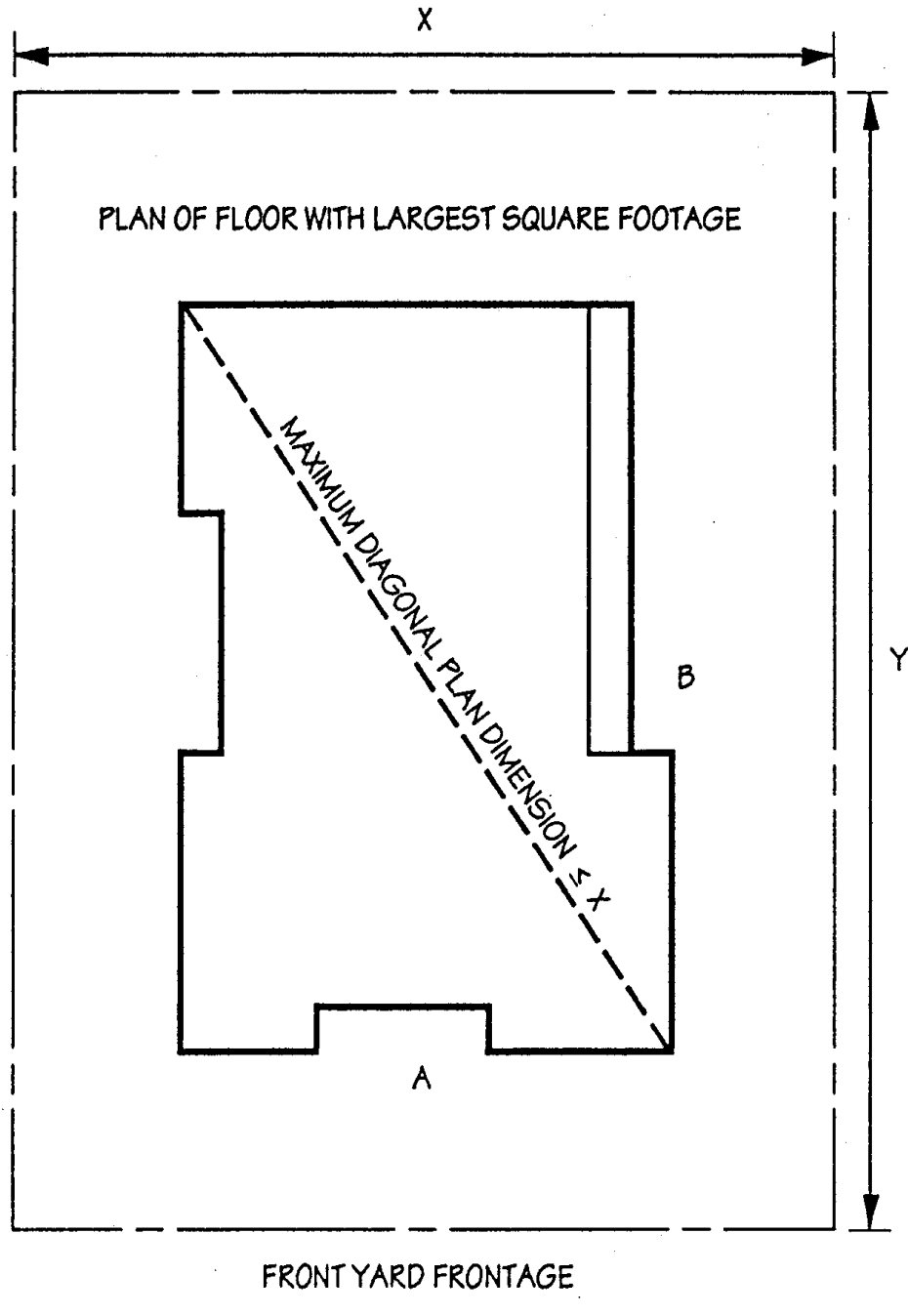
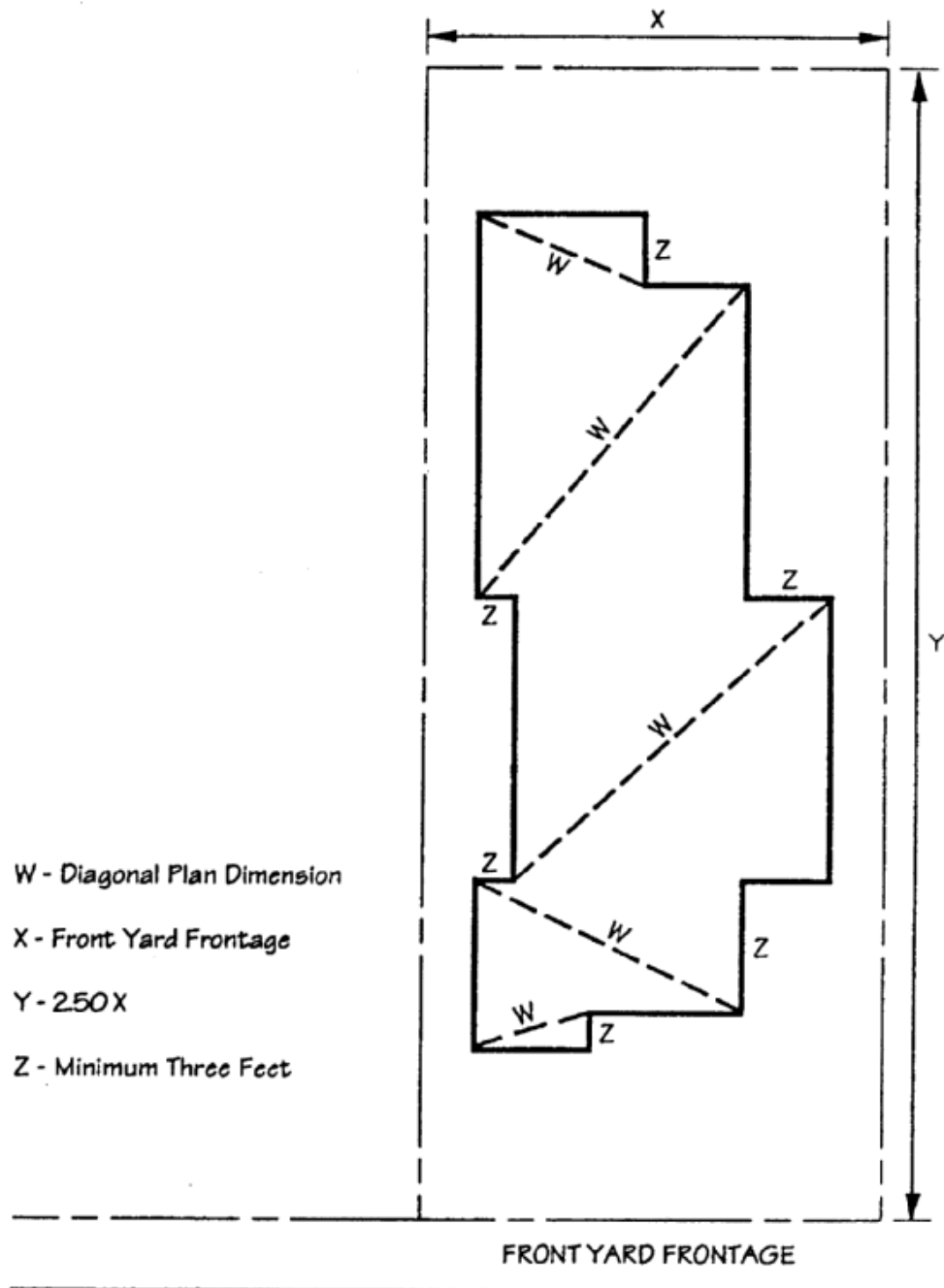


Table 158-03I
Maximum Diagonal Plane Dimension
(For lots where the depth is 2 and 1/2 or more times the width)



§158.0302 — Commercial Zones (GH-CN and GH-CC)

(a) ~~Permitted Uses.~~

~~No building or improvement or portion thereof, shall be erected,~~

~~constructed, converted, established, altered or enlarged, nor shall any lot~~

~~or premise be used except as set forth in Table 158-02H. No use may be~~

~~conducted outdoors except as indicated by footnote 6. Drive thru~~

~~facilities for any business are prohibited.~~

Table 158-02H
Permitted Uses Table for Commercial Zones

Legend for Table 158.02H

“P” = Permitted

“ - ” = Not Permitted

Permitted Uses	GH-CN	CH-CC
Antique Shops	P	P
Apparel Stores	P	P
Art Stores and Galleries	-	P
Auto Parts and Accessories No Service or Installation	P	-
Auto Repair	-	P ⁽⁺⁾
Bakeries	P	P
Banks, including Branch Banks, and other similar conventional financial institution, excluding check cashing and money exchanging uses or facilities	P	P
Barbers and Beauty Shops	P	P
Bicycle Shops	P	P
Book Stores, excluding Adult Bookstores as defined in Land Development Code Section 113.0103	P	P
Business and professional office uses (not including hiring halls). (Such uses may include accountants, advertising agencies, architects, attorneys, chiropractors, contractors, doctors, engineers, financial institutions, insurance agencies, medical clinics, (no overnight patients), photographers, physical therapists licensed by the State of California, real estate brokers, secretarial and phone answering services, securities brokers, surveyors and graphic artists.)	P ⁽²⁾	P ⁽²⁾
Cocktail lounges and similar establishments	-	P
Computer Stores	-	P
Confectioneries	P	P
Day Care Centers licensed by the County and/or State, whichever applies	P	P
Delicatessens	P	P
Drug Stores	P ⁽²⁾	P
Dry Cleaning and Laundry Establishments and self service laundry establishments (no truck Delivery of finished cleaning)	P	P
Florists	P ⁽⁶⁾	P ⁽⁶⁾
Food Stores	P ⁽²⁾	P

Permitted Uses	GH-CN	CH-CC
Gift Shops	P	P
Gymnasiums and Health Studios	-	P
Hardware Stores	-	P ⁽⁴⁾
Hobby Shops	P	P
Holistic Health Practitioners	P	P
Interior Decorators	P	P
Jewelry Stores	P	P
Liquor Stores	-	P
Music Stores	P	P
Nurseries—Plants	P ⁽⁶⁾	P ⁽⁶⁾
Office Supply Store	-	P
Photographic Studios and Retail Outlets	P	P
Printing, Graphics and Copy Shops	-	P
Radio, Television and Home Appliance Repair Shops	-	P ⁽⁵⁾
Private Postal Service	-	P
Residential development in accordance with the density levels as described in Section 158.0302(e)(1) and (2) and any other applicable regulations of this Planned District Ordinance.	P	P
Residential Development in accordance with the guidelines established herein	P	P
Restaurants	P ⁽⁶⁾⁽⁷⁾	P ⁽⁶⁾
Shoe Stores and Shoe Repair Shops	P	P
Stationeries	P	P
Studios for the Teaching of Art, Dancing and Music	P	P
Toy Stores	-	P
Pushcarts, Subject to the Provisions of the Land Development Code Section 141.0619	P	P
Travel Bureaus	-	P
Variety Stores	P	P
Video Sales and Rental, excluding Adult Videos and Arcade Games	-	P
Any other uses which the Planning Commission may find to be similar in character to the uses, including accessory uses, enumerated in this Section and consistent with the purpose and intent of this Ordinance. The adopted resolution embodying such findings shall be filed in the office of the City Clerk.	P	P
Accessory uses to be appropriate in character and placement in relationship to a primary use. Such uses not to exceed 10 percent of the gross floor area of the primary use.	P	P

Footnotes for Table 158-02H

¹ — Newly established businesses and expansions to existing businesses are to conform with the regulations specified in Section 158.0302(b) and 158.0302(c)(3-9) as well as the regulations for the GH-CC zone.

² — Such lot or parcel may not be used by one or more practitioners who among them, medically treat, or medically or psychologically counsel, on a group or individual basis, 5 or more persons in one calendar year who have committed, been charged by criminal indictment or complaint or convicted of a sex-related offense outside the family unit as defined in the California Penal Code, Part 1, Title 9, Chapter 1, or in Sections 286, 286.5, 288, 288a, 289 of Chapter 5, or in Section 314 of Chapter 8, or any amendment or recodification or any such sections, if such lot or parcel is located within 1,000 feet of any premises occupied by an elementary, junior, or senior high school, except that such

~~use is permitted by organizations described in Land Development Code Section 141.0702(a). This restriction applies only to medical and counseling services which are directly related to physical or psychological treatment for the sex-related offenses committed and described in the above California Penal Code sections. Court ordered forensic evaluations are exempt services.~~

- ~~3 — No more than 10 percent of the gross floor area is to be utilized for the display of alcoholic beverages.~~
- ~~4 — Excluding the sale of used building materials, used appliances and used plumbing supplies.~~
- ~~5 — All repair work and storage of equipment is to be within an entirely enclosed building.~~
- ~~6 — This use may be conducted outdoors.~~
- ~~7 — Excluding the sale of all intoxicating beverages except beer and wine.~~

~~(b) — Additional Use Regulations~~

~~(1) — All uses except off street parking, sidewalk cafes, signs and the storage and display of nursery plants shall be operated entirely within enclosed buildings.~~

~~(2) — Within the GH CN zone, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 2:00 a.m.~~

~~(3) — No commercial establishment shall be constructed, expanded or converted to provide a drive through facility.~~

~~(4) — Automobile Repair Shop Requirements. The following regulations shall be applicable to newly established auto repair shops and existing auto repair shops that are adding gross floor area or service bays to the establishment except nonconforming businesses:~~

~~(A) — All repair work is to be conducted within an entirely enclosed building. The doors to the new service bays are not to face a street unless they are with a minimum 5-foot~~

~~landscaped strip between the wall and the property line
adjacent to the street.~~

~~(B) Access to the establishment is to be off an alley, where
available and feasible.~~

~~(C) No outdoor storage of supplies or equipment is permitted.~~

~~(D) Open parking areas are to be screened from the public
right of way with a minimum 4 foot high block wall. The
area between the wall and the property line is to be
landscaped. If the wall is located on the property line, the
wall is to be a raised planter, at least 4 feet in height
(planted with landscape material).~~

~~(E) The landscape point totals are to equal 1.5 times those
required by the City wide Landscape Ordinance.~~

~~(c) Property Development Regulations~~

~~(1) Density. The maximum dwelling unit density for most properties
is one unit for every 1,500 square feet of lot area. The two parcels
with the following legal descriptions: 1) Lots 45 through 48,
Block 6, Breed and Chases Subdivision; and 2) Lots 7 through 9,
Block 4, Bartlett Estate Co. Subdivision, may develop at a density
level of one unit per 1,000 square feet of lot area.~~

~~(2) Residential Development. Residential development may only be
developed in conjunction with commercial development and may
only be developed on floors above the first.~~

~~(3) — Minimum Commercial Area. A minimum square footage of the ground floor shall be reserved for exclusive commercial use. Said square footage to be calculated by multiplying the property's street frontage along the front property line by 20. For corner lots, the minimum commercial square footage on the ground floor shall be calculated by multiplying the average length of all street frontages by 20.~~

~~(4) — Yard and Setback Requirements. Commercial and Mixed Commercial/Residential Development.~~

~~(A) — No minimum front, street side, side, or rear yards are required for the commercial portions of the structure unless the property abuts residentially zoned property, in which case, 6 foot side and rear yards shall be provided adjacent to that property. Each story above the second that is adjacent to residentially zoned property shall be setback an additional 3 feet.~~

~~(B) — The residential portions of the structure shall conform to the yard requirements for the GH 1500 zone as described in Section 158.0301(b)(2).~~

~~(C) — Subject to the issuance of an encroachment permit, balconies and window bays may encroach up to 4 feet into the right of way starting at no less than 12 feet above street level.~~

~~(5) — Height Limit~~

~~(A) — The height limit in commercial zones shall be 30 feet.~~

~~(B) — Exception: 20 percent of the length of the building facade may exceed the 30-foot height limit in order to provide roofline and facade variations, accents, tower elements and other similar elements which do not increase the floor area of the structure.~~

~~(6) — Floor Area Ratio (FAR) and Coverage.~~

~~(A) — The maximum permitted FAR for any commercial or mixed commercial/residential development shall be as indicated in Table 158-02I.~~

~~(B) — The minimum lot coverage shall be 35 percent.~~

Table 158-02I
Maximum Permitted Floor Area Ratio (FAR)

Zone	Commercial Zone Development	Mixed Commercial/Residential Development
GH-CN	0.75	1.75
GH-CC	1.00	2.00

~~(7) — Street Wall. Commercial projects must meet one of the following requirements:~~

~~(A) — Unenclosed parking is to be located in the rear 50 percent of the parcel and if the parcel is a corner lot, unenclosed parking may not be located within 5 feet of the street side property line; or~~

~~(B) — There shall be a building wall of at least 12 feet in height located within 5 feet of any street frontage property line, along not less than 65 percent of both the front and, if applicable, street side property lines, except as required for driveway access where no alternative access is available. The setback may be increased to 15 feet if a sidewalk cafe, public plaza, retail courtyard or arcade is provided for the exclusive use of pedestrians.~~

~~(i) — Kiosks used for the selling of flowers are exempt from this provision.~~

~~(ii) — Pushcarts, established in conformance with Land Development Code Section 141.0619 are exempt from this provision.~~

~~(8) — Residential Vehicular Access~~

~~(A) — Where alley access exists, vehicular access for the residential units must be provided from the alley.~~

~~(B) — Exception: This provision shall not apply where parking is being provided under the shared parking provision.~~

~~(9) — Other Regulations~~

~~The Special Regulations and Design Requirements (Section 158.0303), the Sidewalk Design Regulations (Section 158.0403) and the Parking Regulations (Section 158.0404(a)) also serve to~~

regulate development, as do the provisions of the Land
Development Code referenced in Section 158.0103.

~~§158.0303 — Special Regulations and Design Requirements~~

- (a) ~~Minimum Lot Area and Dimensions.~~ For newly created lots, the
minimum lot areas and dimensions (in linear feet) shall be as indicated
Table 158-03J.

**Table 158-03J
Minimum Lot Areas and Dimension**

Zones	Lot Area (sq.ft.)	Street Frontage	Width Interior	Width Corner	Depth
All zones	5,000	50	50	55	100

- (b) ~~Maximum Number of Dwelling Units~~

In no case shall any project exceed the maximum number of dwelling
units listed in Table 158-03K below unless the project is on a single lot
which:

- (1) ~~Was created or consolidated, or for which an application has been
submitted to the City to create a lot or consolidate lots, prior to
November 29, 1989, the effective date of this ordinance; or~~
- (2) ~~Was created from a lot or lots which had a larger average square
footage than the lot created.~~

**Table 158-03K
Maximum Number of Dwelling Units**

Zone	Maximum Units
GH 600	40
GH 1000	24
GH 1250	16

Zone	Maximum Units
GH 1500	14
GH 2500	5
GH 3000	4
GH CN and GH CC	14

~~(c) Private Exterior Usable Area~~

- ~~(1) Private exterior usable areas shall be provided for residential and mixed residential/commercial projects. Such areas shall be adjacent to and accessible from selected dwelling units and shall be bounded by a minimum 36 inch high barrier. These areas shall be exclusive of public rights-of-way, shall have a minimum dimension of 5 feet and, in their entirety, shall have a natural or man-made gradient of 10 percent or less.~~
- ~~(2) Private exterior usable areas shall have a minimum size of 25 square feet, with a project average of 50 square feet per dwelling unit. At least 50 percent of all units in a development shall have private exterior usable area.~~

~~(d) Offsetting Plane Requirement~~

- ~~(1) There shall be at least 3 separate building planes for each 50-foot length of building elevation facing a street. For each interior side building elevation, there shall be at least one and one-half separate building planes for each 50-foot length of building elevation. (If the quotient exceeds a~~

whole number by 0.50 or more, the number of separate building plans is increased to the next whole number.)

(2) — A separate building plane is distinguished by an average horizontal difference of three feet in depth, measured perpendicular to the subject plane, by 6 feet in width (see Figure 3 in Appendix). Building elements such as roofs with a minimum slope of 30 percent shall qualify as offsetting planes if they constitute the highest element of the structure. For sloped roofs, the average horizontal difference of three feet is measured to the midpoint of the slope. A covered porch, with minimum dimensions of 3 feet by 6 feet, shall qualify as offsetting planes.

(3) — The proportions of the 3 building planes along each elevation shall meet the criteria as indicated in

Table 158-03L.

Table 158-03L
Offsetting Plane Requirements

Zone	50 Foot Increment Minimum Area	Building Elevation Area Maximum Area
GH 600	20%	60%
GH 1000, GH 1250, GH 1500, GH 2500, GH 3000, GH CN CH CC	10%	50%

(e) — Transparency Requirement

(1) — ~~In all residential projects, a minimum of 15 percent of each story's street wall shall be transparent (such as windows), affording views into living space.~~

(2) — ~~For all commercial or mixed use projects, a minimum of 50 percent of street wall area at the ground floor level shall be transparent. This may include all types of non-reflective windows and openings, with a light transmittance factor no less than 75 percent. A minimum of 15 percent of each story's street wall, above the first, shall be transparent.~~

(3) — ~~No window or other transparency in a garage or other accessory structure shall qualify toward the minimum transparency requirement in any zone.~~

(f) — ~~Variety of Street Walls~~

~~The street wall(s) of any project, defined by but not limited to the configuration of off-setting planes, transparencies and architectural features, shall not be substantially identical to the street wall(s) of any other project within a 600 foot radius.~~

(g) — ~~Storage Facilities~~

~~A minimum of 100 cubic feet of secured storage space, accessible from a common circulation area or garage and not part of a habitable area shall be provided per dwelling unit.~~

— ~~Article 8: Golden Hill Planned District~~

— ~~Division 4: General and Supplemental Regulations~~

~~§158.0401 — Landscaping Requirements~~

~~Prior to the use and occupancy of any premises, residential and commercial development shall conform to Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). If a structure is remodeled or enlarged in which a building permit is required, the premises shall conform to Land Development Code Chapter 14, Article 2, Division 4 (Landscape Regulations). The GH Residential Zones shall conform with the regulations for the residential zones and the GH Commercial Zones shall conform with the regulations for the commercial zones.~~

~~§158.0402 — Walls and Fences~~

- ~~(a) — A solid wall or fence, not less than 6 feet in height shall be constructed along all portions of a commercially zoned premise that abuts residentially zoned property. For the portions abutting the required front yard of a residentially zoned parcel, the fence or wall shall be of 3-foot high solid material or a combination of 3-foot high solid material 50 percent open material on top.~~
- ~~(b) — Chain link fencing or chicken wire material(s) shall not be permitted on the required front yard or street side yard.~~
- ~~(c) — All other walls and fences shall conform to Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).~~

~~§158.0403 — Sidewalk Design Regulations~~

- ~~(a) — The design of sidewalks shall match the historic sidewalk pattern on the adjacent properties, including location, width, elevation, scoring pattern,~~

~~color and material unless an alternative is approved through the procedure set forth in Section 158.0205 or Section 158.0206.~~

- ~~(b) — If the adjacent properties of the proposed development do not have an historic sidewalk pattern, the following pattern shall be used: 60 inches in width with scoring 20 inches apart. Along the length of the sidewalk, there shall be scoring every 24 inches.~~

~~§158.0404 — Parking~~

- ~~(a) — Parking, curb cuts, and driveways shall be provided in accordance with Land Development Code Chapter 14, Article 2, Division 5 (Parking Regulations).~~
- ~~(b) — For any premise containing 4 or more dwelling units a minimum of 50 percent of the required residential off street parking spaces shall be enclosed, in either a garage attached to the occupied building(s) or a detached garage located on the premises.~~
- ~~(c) — Parking spaces may not be located in any front, street side or interior side yard.~~
- ~~(d) — For any premise adjacent to an alley, the parking or garage(s) shall be located off the alley. Where alleys do not exist, garages facing the street are permitted.~~
- ~~(e) — When unenclosed above grade parking is permitted, the perimeter of each parking area shall be screened with a wall or fence or landscape materials at least 3 feet high measured from finished grade.~~

~~§158.0405 — Lighting~~

~~Artificial light used to illuminate a premise shall be directed away from adjacent properties.~~

~~§158.0406 — Screening of Equipment Regulations~~

~~No utility equipment, mechanical equipment, tank, duct, elevator enclosure, cooling tower or device, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction, materials, colors and appearance similar to that of the main building.~~

~~§158.0407 — Off-street Loading Facilities~~

~~(a) — Off street loading facilities, having a minimum width of 12 feet, a minimum length of 35 feet and a vertical clearance of 14 feet shall be provided for all projects where the commercial portion exceeds a gross floor area of 10,000 or more square feet.~~

~~(b) — Off street loading areas shall not be located within the front, street side or street yard and shall be screened from the public right of way.~~

~~(c) — Off street loading areas shall not be used for parking.~~

~~§158.0408 — Signs~~

~~Signs shall be in conformance with Land Development Code Chapter 14, Article 2, Division 12 (Sign Regulations) and Chapter 12, Article 9, Division 8 (Sign Permit Procedures), except that the following regulations apply in all commercial~~

~~zones. Where there is a conflict between the Land Development Code and this section, this section applies.~~

- ~~(a) — The total amount of commercial signs associated with business and professional office uses in residential zones or on historic sites shall not exceed 8 square feet in area. None are to be backlit.~~
- ~~(b) — Wall signs and projecting signs as defined in Land Development Code Section 113.0103 are permitted, provided that no such sign shall project above the nearest parapet or eave of the building to which it is affixed or exceed a height of 12 feet, whichever is lower. Roof signs are prohibited.~~
- ~~(c) — Wall or ground signs may be utilized to identify the uses of the premises, to offer the premises for sale, rent, or lease, to advertise products, services or events related to or provided by businesses, persons or organizations located on the premises, or to display public interest messages.~~
- ~~(d) — One wall or ground sign, having a maximum area of 4 square feet, and designating the premises for sale, rent or lease shall be permitted for each street frontage.~~
- ~~(e) — The aggregate area of all signs permitted on the premises (excluding signs designating the premises for sale, rent or lease) shall not exceed one half of a square foot for each linear foot of the street frontage of the property, not to exceed two frontages, provided that the aggregate area of all signs used by a single place of business need not be less than 15 square feet.~~
- ~~(f) — No sign shall exceed 100 square feet in total area.~~
- ~~(g) — Paper signs shall be prohibited.~~

- (h) ~~Signs permitted herein, may be lighted; however, none shall contain visibly moving parts or be illuminated by flashing light.~~
- (i) ~~Within the GH CN zone, no sign shall be lighted prior to 6:00 a.m. or after 2:00 a.m.~~
- (j) ~~A previously conforming structure containing permitted uses is permitted the same wall signage as would be allowed if the building observed all current development standards.~~
- (k) ~~All signs not in compliance with these regulations shall be removed without compensation to the sign owner upon completion of a 15 year amortization period commencing on the effective date of ordinance O-17382 unless the sign is deemed historical by the City Manager and a Golden Hill Development Permit to remain is obtained.~~

~~**Article 8: Golden Hill Planned District**~~
~~**Appendix**~~

Figure 1: ~~Maximum Diagonal Plane Dimension (Plane of floor with largest square footage)~~

Figure 2: ~~Maximum Diagonal Plane Dimension (For lots where the depth is 2 and 1/2 or more times the width)~~

Figure 3: ~~Offsetting Plane Requirement~~

CLN:dkr
August 2, 2016
Or.Dept:DSD
Doc. No.: 1331251

DRAFT

ORDINANCE NUMBER O-_____ (NEW SERIES)

DATE OF FINAL PASSAGE _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SAN DIEGO CHANGING 478 ACRES LOCATED WITHIN THE GREATER GOLDEN HILL PLANNING AREA, IN THE CITY OF SAN DIEGO, CALIFORNIA, FROM GOLDEN HILL PLANNED DISTRICT ORDINANCE AND CITYWIDE ZONES TO THE RS-1-1, RS-1-7, RM-1-1, RM-1-2, RM-2-5, RM-3-7, CN-1-3, AND CC-3-4 ZONES, AND REPEALING ORDINANCE NOS. O-19591 AND O-20261, ADOPTED 03-27-2007 AND 07-19-2013, OF ORDINANCES OF THE CITY OF SAN DIEGO INsofar AS THE SAME CONFLICT HERewith.

BE IT ORDAINED, by the Council of the City of San Diego, as follows:

Section 1. That 478 acres located in the Greater Golden Hill planning area, and legally described as in the appended boundary description file in the office of the City Clerk under Document No. OO-_____, within the Golden Hill Community Plan (GHCP), in the City of San Diego, California, as shown on Zone Map Drawing No. C-966 filed in the office of the City Clerk, are rezoned from the Golden Hill Planned District into the Land Development Code zones including RS-1-1, RS-1-7, RM-1-1, RM-1-2, RM-2-5, RM-3-7, CN-1-3, and CC-3-4, as the zones are described and defined by San Diego Municipal Code Chapter 13, Article 1, Divisions 4 and 5. This action amends the Official Zoning Map adopted by Resolution R-301263 on February 28, 2006.

Section 2. That Ordinance Nos. O-19591 and O-20261, adopted 03-27-2007 and 07-19-2013, of the ordinances of the City of San Diego are repealed insofar as the same conflict with the rezoned uses of the land.

Section 3. That a full reading of this ordinance is dispensed with prior to its final passage, a written or printed copy having been available to the City Council and the public a day prior to its final passage.

Section 4. That prior to becoming effective, this Ordinance shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport (Airport), this Ordinance shall take effect and be in force as of the date of the finding of consistency by SDCRAA, provided that and not until at least 30 days have passed from the final date of passage, or the date that O-_____repealing the Golden Hill Planned District and the date that R-_____adopting the GHCP becomes effective, whichever date occurs later.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airport, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCP for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Ordinance to accept the proposed modifications, and this Ordinance as amended shall take effect and be in force on the thirtieth day from and after its final passage, or the date that O-_____repealing the Golden Hill Planned

District and the date that R-_____ adopting the GHCP becomes effective, whichever date occurs later.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the Airport; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and any final decision to overrule a determination of inconsistency shall require a two-thirds vote.

Section 4. That upon this ordinance becoming effective, no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefore was made prior to the date of adoption of this ordinance.

APPROVED: JAN I. GOLDSMITH, City Attorney

By

Corrine L. Neuffer
City Attorney

IL:

Date

Or. Dept: Planning

Doc No.

Attachment: Exhibit A – Golden Hill Rezone Parcel Information

I hereby certify that the foregoing Ordinances were passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN L. FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

GOLDEN HILL REZONE PARCEL INFORMATION

APN	APN2	APN3	APN4
5341200700	5341340906	5341421000	5341520100
5341201000	5341341000	5341421100	5341520200
5341201400	5341341100	5341421200	5341520300
5341201500	5341341200	5341421300	5341520400
5341201600	5341341300	5341421400	5341520500
5341201700	5341341401	5341421500	5341520900
5341201800	5341341402	5341421600	5341521000
5341201900	5341341403	5341421700	5341521100
5341202100	5341341404	5341421800	5341521500
5341202300	5341341405	5341421900	5341521600
5341202400	5341341406	5341422000	5341521700
5341202600	5341341407	5341422300	5341521800
5341202700	5341341408	5341422400	5341521900
5341202800	5341341409	5341422501	5341522000
5341310100	5341341410	5341422502	5341522100
5341310200	5341341411	5341422503	5341522200
5341310300	5341341412	5341422504	5341522300
5341321001	5341341413	5341422505	5341522400
5341321002	5341341414	5341422506	5341522500
5341321003	5341341415	5341422507	5341522600
5341321004	5341341416	5341422508	5341610100
5341321005	5341341417	5341422509	5341610200
5341321006	5341341418	5341422600	5341610300
5341321007	5341341419	5341430100	5341610400
5341321008	5341341420	5341430200	5341610500
5341321009	5341410100	5341430600	5341610600
5341321010	5341410200	5341430700	5341610700
5341330100	5341410300	5341431000	5341611000
5341330200	5341410400	5341431100	5341611100
5341330300	5341410500	5341431200	5341611200
5341330400	5341410600	5341431300	5341611300
5341330500	5341410700	5341510100	5341611400
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5341330700	5341410900	5341510300	5341611601
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5341340901	5341420500	5341511100	5341611609
5341340902	5341420600	5341511200	5341611610
5341340903	5341420700	5341511300	5341611611
5341340904	5341420800	5341511400	5341611612
5341340905	5341420900	5341511500	5341611613

GOLDEN HILL REZONE PARCEL INFORMATION

5341611614	5341711400	5341722411	5341722506
5341611615	5341711500	5341722412	5341722507
5341611616	5341711801	5341722413	5341722508
5341611617	5341711802	5341722414	5341722509
5341611618	5341711803	5341722415	5341722510
5341620300	5341711804	5341722416	5341722511
5341620400	5341711805	5341722417	5341722512
5341620500	5341711806	5341722418	5341722513
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5341620900	5341711810	5341722422	5342510500
5341621000	5341711811	5341722423	5342510600
5341621100	5341711812	5341722424	5342510700
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5341621300	5341711814	5341722426	5342510900
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5341621500	5341711816	5341722428	5342511100
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5341621900	5341720400	5341722432	5342520300
5341622000	5341720701	5341722433	5342520400
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GOLDEN HILL REZONE PARCEL INFORMATION

5342521718	5342611700	5342661500	5342801200
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5342521722	5342620700	5342710900	5342801600
5342521723	5342620800	5342711000	5342801700
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5342521725	5342621000	5342711200	5342801900
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5342521728	5342630103	5342711500	5342802003
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5342531100	5342640800	5342720800	5342802520
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5342540700	5342650300	5342721200	5342802525
5342540800	5342650400	5342721300	5342802526
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5342541300	5342650900	5342721600	5342802531
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5342611300	5342661200	5342801000	5342900700
5342611600	5342661300	5342801100	5342900800

GOLDEN HILL REZONE PARCEL INFORMATION

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5342901600	5343021700	5343023025	5343113200
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5342901800	5343021900	5343023027	5343114100
5342901900	5343022000	5343023028	5343114200
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5343010600	5343022704	5343023035	5343121100
5343010700	5343022705	5343023036	5343121200
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5343011100	5343022709	5343023040	5343121600
5343011200	5343022710	5343023041	5343121700
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GOLDEN HILL REZONE PARCEL INFORMATION

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GOLDEN HILL REZONE PARCEL INFORMATION

5344031400	5344113600	5344210300	5344301400
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5344031700	5344114000	5344210600	5344301700
5344031800	5344114100	5344210700	5344301800
5344031900	5344114200	5344210800	5344301900
5344040400	5344114300	5344210900	5344302100
5344040800	5344120100	5344211000	5344302200
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5344041200	5344120500	5344211400	5344302600
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5344041500	5344120900	5344211900	5344303100
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5344111600	5344122705	5344220900	5390930800
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5344113300	5344123100	5344301000	5391020800
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GOLDEN HILL REZONE PARCEL INFORMATION

5391021100	5391123000	5391611700	5391711900
5391021200	5391520900	5391611800	5391712000
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5391021400	5391521100	5391612000	5391712200
5391021500	5391521200	5391612100	5391712300
5391021600	5391530100	5391612200	5391712400
5391021700	5391530200	5391612300	5391712500
5391021800	5391530300	5391612600	5391712600
5391021900	5391530400	5391612700	5391720100
5391022000	5391530500	5391612800	5391720200
5391022100	5391530600	5391612900	5391720300
5391022200	5391530700	5391620700	5391720400
5391022300	5391540100	5391620900	5391720500
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5391022600	5391540400	5391621200	5391720800
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5391022900	5391540700	5391621500	5391721100
5391023000	5391540800	5391621600	5391721200
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5391121200	5391610902	5391710400	5391722700
5391121500	5391610903	5391710500	5391722800
5391121600	5391610904	5391710600	5391722900
5391121700	5391610905	5391710700	5392220600
5391121800	5391610906	5391710800	5392220700
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5391122000	5391611000	5391711000	5392220900
5391122100	5391611100	5391711200	5392221000
5391122200	5391611200	5391711300	5392221100
5391122300	5391611300	5391711400	5392221200
5391122400	5391611400	5391711600	5392230100
5391122600	5391611500	5391711700	5392230200
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GOLDEN HILL REZONE PARCEL INFORMATION

5392230400	5392323100	5393011000	5393610700
5392230500	5392330100	5393011100	5393610800
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5392251300	5392330900	5393020100	5393640200
5392251400	5392331000	5393020200	5393640300
5392251500	5392331300	5393020300	5393640400
5392310100	5392331400	5393020400	5393650100
5392310200	5392340400	5393020500	5393650200
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5392310700	5392340600	5393020700	5393650400
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5392311400	5392341100	5393021000	5393650700
5392311500	5392410100	5393021100	5393650800
5392311600	5392410200	5393030100	5393650900
5392311700	5392410300	5393030200	5393651000
5392311800	5392410400	5393030300	5393740300
5392320100	5392410500	5393030400	5393740400
5392320300	5392410600	5393030500	5393740500
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5392321200	5392821400	5393040200	5393860200
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5392321600	5392830100	5393520800	5394120300
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GOLDEN HILL REZONE PARCEL INFORMATION

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GOLDEN HILL REZONE PARCEL INFORMATION

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GOLDEN HILL REZONE PARCEL INFORMATION

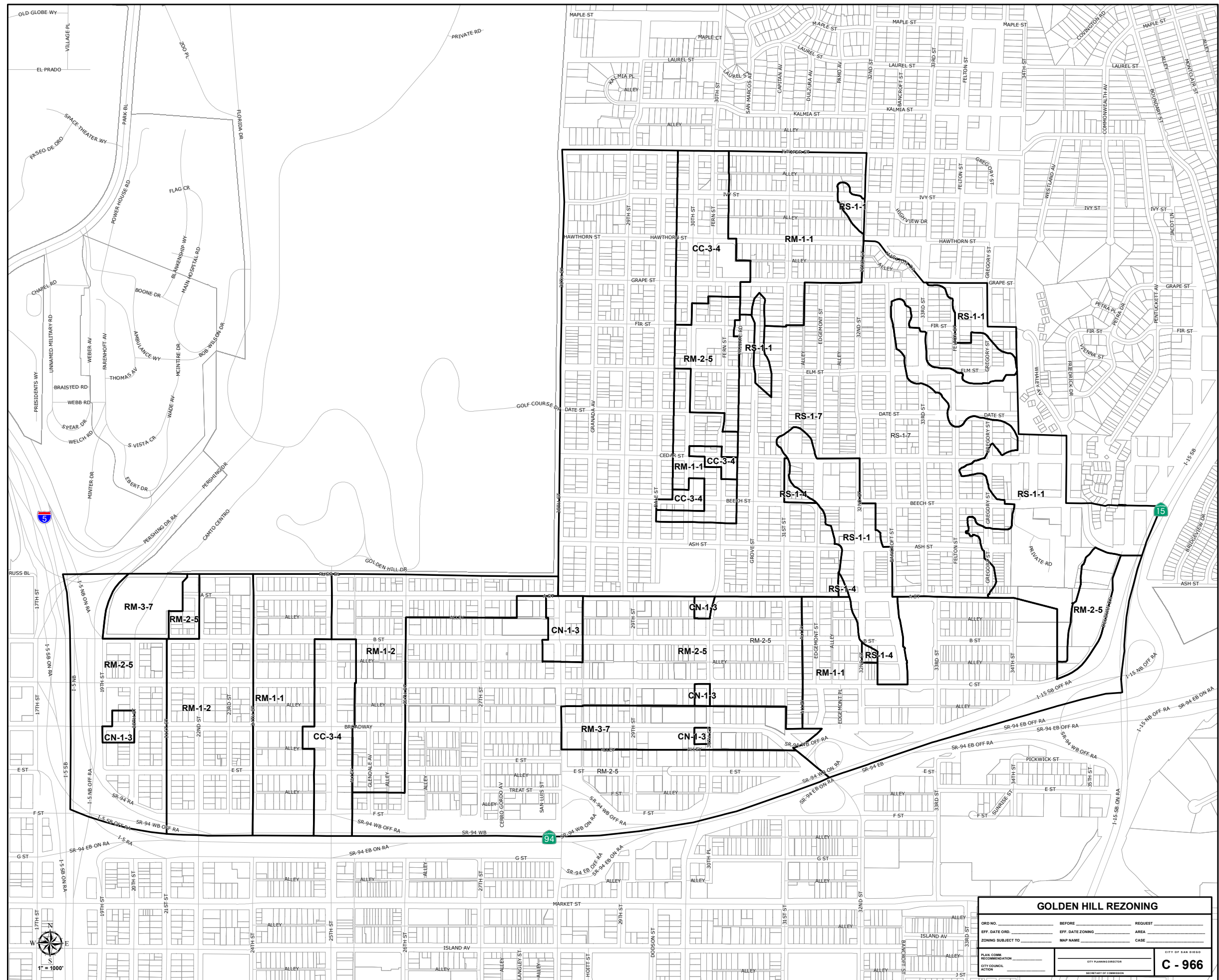
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GOLDEN HILL REZONE PARCEL INFORMATION

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GOLDEN HILL REZONE PARCEL INFORMATION

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RESOLUTION NUMBER R-_____

DATE OF FINAL PASSAGE _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
DIEGO ADOPTING AN AMENDMENT TO THE GOLDEN
HILL COMMUNITY PLAN AND THE GENERAL PLAN FOR
THE GOLDEN HILL COMMUNITY PLAN UPDATE.

WHEREAS, on xx, the City Council adopted budget Resolution No. xx initiating an
update to the Golden Hill Community Plan and corresponding General Plan amendment; and

WHEREAS, on _____, the City Council of the City of San Diego held a public
hearing for the purpose of considering amendments to the Golden Hill Community Plan and
General Plan, and other actions associated with the comprehensive update to the Golden Hill
Community Plan; and

WHEREAS, the current Golden Hill Community Plan was adopted in 1988 and
encompasses parcels within the Greater Golden Hill planning area;

WHEREAS, the Planning Commission of the City of San Diego held a public hearing on
September 15, 2016 to consider the Golden Hill Community Plan;

WHEREAS, the Planning Commission recommended certification of Final
Environmental Impact Report SCH No. 2013121076) prepared for the Golden Hill Community
Plan; and

WHEREAS, the Planning Commission found, based on its hearing record, that the
Golden Hill Community Plan is consistent with and implements the City of San Diego's 2008
General Plan and that the proposed plan helps achieve long-term community and city-wide
goals; and

WHEREAS, the City Council has considered the Planning Commission record and recommendation as well as the maps, exhibits, and written documents contained in the file for the Golden Hill Community Plan on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the City Council of the City of San Diego that it adopts the Golden Hill Community Plan and amendment to the General Plan, on file in the Office of the City Clerk as Document No. RR- _____.

BE IT FURTHER RESOLVED, that prior to becoming effective, this Resolution shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for a consistency determination.

That if the SDCRAA finds this Ordinance consistent with the Airport Land Use Compatibility Plans (ALUCP) for San Diego International Airport (Airport), this Resolution shall take effect and be in force as of the date of the finding of consistency by SDCRAA.

That if the SDCRAA determines that this Ordinance is inconsistent or conditionally consistent, subject to proposed modifications, with the ALUCPs for the Airport, the Ordinance shall be submitted to the City Council for reconsideration.

That if the SDCRAA determines that this Ordinance is conditionally consistent with the ALUCPs for the Airport, but that consistency is subject to proposed modifications, the City Council may amend this Resolution to accept the proposed modifications, and this Resolution as amended shall take effect and be in force after its final passage.

That a proposed decision by the City Council to overrule a determination of inconsistency or to reject the proposed modifications for a finding of conditional consistency shall include the findings required pursuant to Public Utilities Code section 21670 and require a

two-thirds vote; the proposed decision and findings shall be forwarded to the SDCRAA, California Department of Transportation, Division of Aeronautics, and the airport operators for the Airports; and the City Council shall hold a second hearing not less than 45 days from the date the proposed decision and findings were provided, at which hearing any comments submitted by the public agencies shall be considered and any final decision to overrule a determination of inconsistency shall require a two-thirds vote.

APPROVED: JAN I. GOLDSMITH, City Attorney

By _____
Deputy City Attorney

IL:
DATE
Or.Dept:PLANNING
Doc. No.:

I hereby certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of _____.

ELIZABETH S. MALAND
City Clerk

By _____
Deputy City Clerk

Approved: _____
(date)

KEVIN FAULCONER, Mayor

Vetoed: _____
(date)

KEVIN FAULCONER, Mayor



Planning Department

FACT SHEET

GOLDEN HILL COMMUNITY PLAN

June 2016 Draft – Errata Sheet – September 6, 2016

Edits made to the community plan since June 2016 will include general typographical/grammatical revisions and edits changing content described below. Language affected is italicized and changes formatted in strikeout/underline.

Introduction

Page IN-2: edit subtitle to read: *The Greater Golden Hill Planning Area* to be consistent with the name used by the General Plan describing the City's planning areas. The community plan title remains "Golden Hill Community Plan" consistent with that of the 1988 community plan.

Land Use Element

Page LU-21, Table 2-3: Remove population-based parks as a land use designation. Parks are not identified as a land use on the associated map, Figure 2-1. Parks planned within the community are instead mapped on Figure 7-1 in the Recreation Element.

Mobility Element

Revise the following policies related to functions of other agencies:

ME-2.3 Work with MTS and other entities to place benches, shade structures, and timetables at bus stops, where sidewalk depth is sufficient.

ME-2.4 Coordinate with MTS and SANDAG to install-implement electronic arrival real time transit schedules where appropriate and implement real time transit schedule updates to provide timely and efficient loading.

Add the following new policies:

ME-2.9 Work with MTS, and public and private developers to ensure accessibility and compatibility with transit operations and future plans.

ME-4.17 Provide dedicated priority parking spaces for carpools, vanpools, and carshare vehicles.

New Section 3.5 Transportation Demand Management and associated policies (ME-5.1 through ME-5.3) have been added to the Mobility Element and read as follows:

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 traffic congestion and parking demand in Golden Hill. Transportation Demand Management policies are listed below. Additional policies related to this topic may be found in General Plan policies ME-E.1 through ME-E.8.

ME-5.1 Encourage new commercial and institutional developments, as well as any new standalone parking facilities to provide parking spaces for car-sharing.

ME-5.2 Encourage new multifamily residential development to incorporate alternative measures to reduce any need to provide parking spaces in excess of required minimums, which could include, but are not limited to, incorporating car-sharing spaces or providing discounted transit passes to residents.

ME-5.3 Encourage new multifamily residential rental development to unbundle parking spaces from the rental cost of dwelling units.

Public Facilities, Services and Safety Element

PF-128: Add back the following language from previous draft to policy PF-1-3: Support construction of a new fire station at Home Avenue and 805/Fairmont in City Heights.
