

The logo for PLAN HILLCREST features the word "PLAN" in a light grey, sans-serif font above the word "HILLCREST" in a bold, dark grey, sans-serif font. To the left of the text is a vertical bar composed of seven thin, parallel lines in the colors of the rainbow: red, orange, yellow, green, blue, indigo, and violet.

# PLAN HILLCREST

## Hillcrest FPA

Land Use and Urban Design

# Tonight's Team



**Shannon Mulderig**  
Senior Planner  
City of San Diego  
[SLMulderig@sandiego.gov](mailto:SLMulderig@sandiego.gov)



**Scott Sandel**  
Parks Planner  
City of San Diego  
[SSandel@sandiego.gov](mailto:SSandel@sandiego.gov)



**Kelley Stanco**  
Deputy Director  
City of San Diego  
[KStanco@sandiego.gov](mailto:KStanco@sandiego.gov)



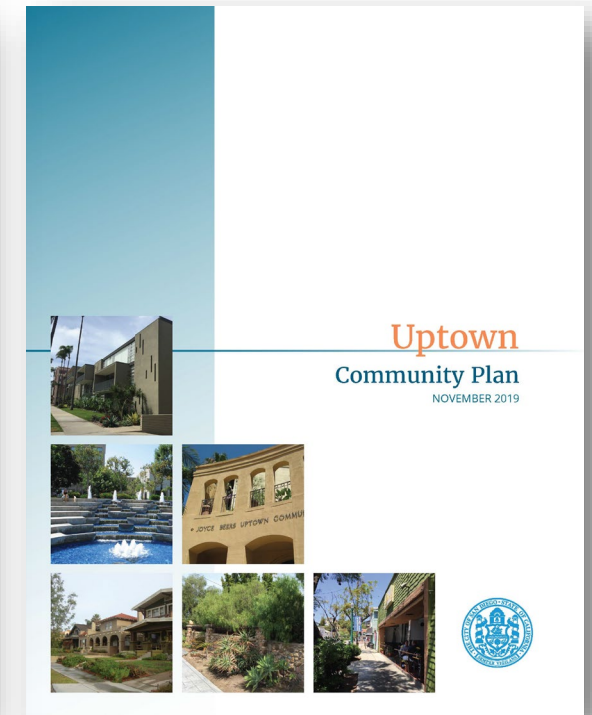
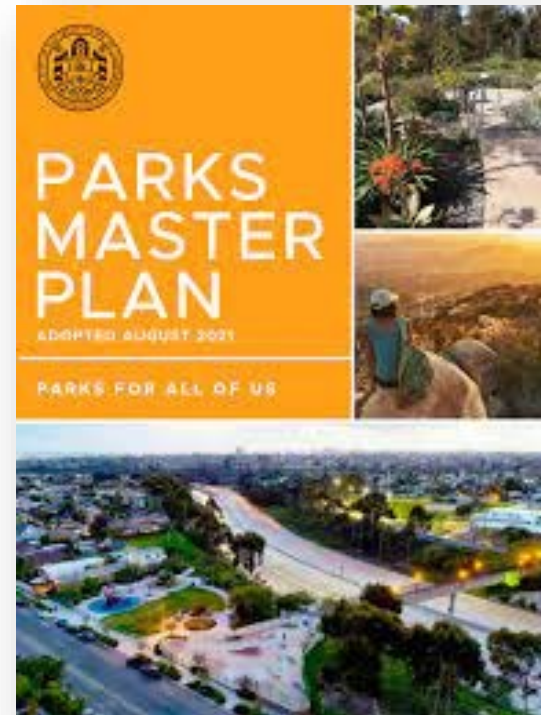
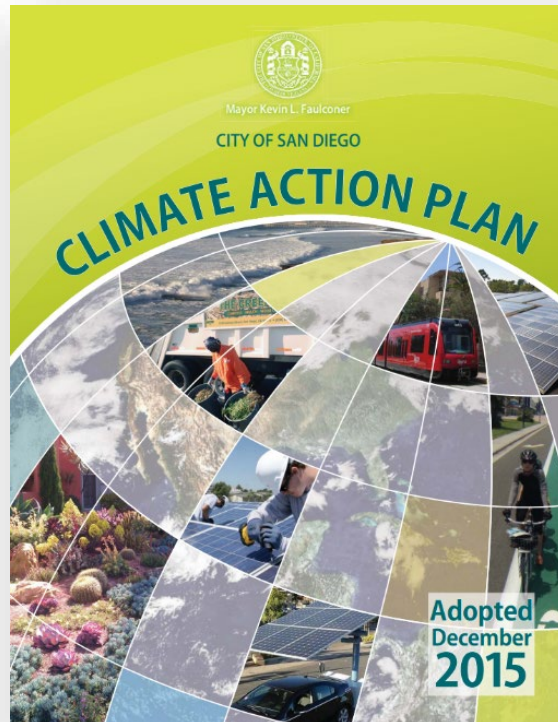
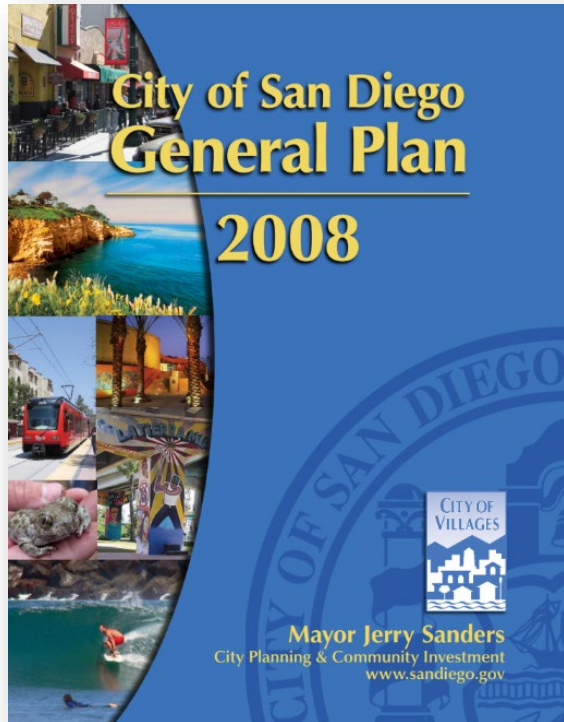
**Nancy Graham**  
Development Project Manager III  
City of San Diego  
[NHGraham@sandiego.gov](mailto:NHGraham@sandiego.gov)

# Subcommittee Agenda

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1. Plan Hillcrest Background Information
2. Proposed Land Use & Zoning Maps
3. Public Realm - Supplemental Development Regulations (SDRs)
4. Building Form / Urban Design SDRs
5. Historic District & SDRs
6. Blueprint
7. Next Steps
8. Discussion & Feedback from the Subcommittee and Public

# Background – Policy Framework





# Plan Hillcrest Objectives

**Celebrate  
the Legacy  
of the  
LGBTQ+  
Community**

Preserve  
historical  
resources  
and create  
inclusive  
spaces



**Create  
Public  
Spaces &  
Parks**

Connect  
people to  
businesses,  
services, and  
places to  
recreate



**Strengthen  
Connections**

Make it easier  
to move  
around and  
access



**Support  
Local  
Business**

Ensure a  
thriving and  
sustainable  
business  
district



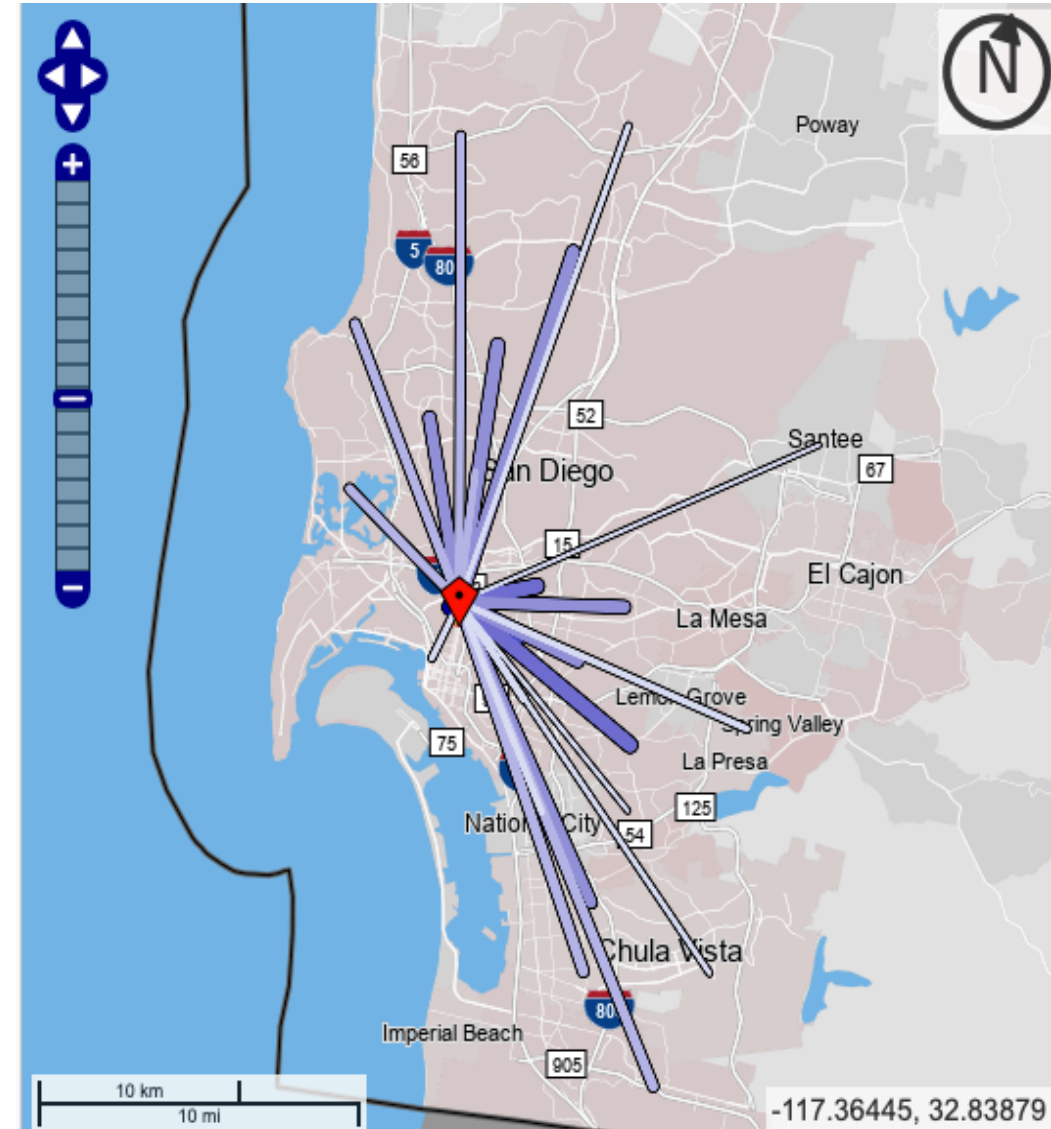
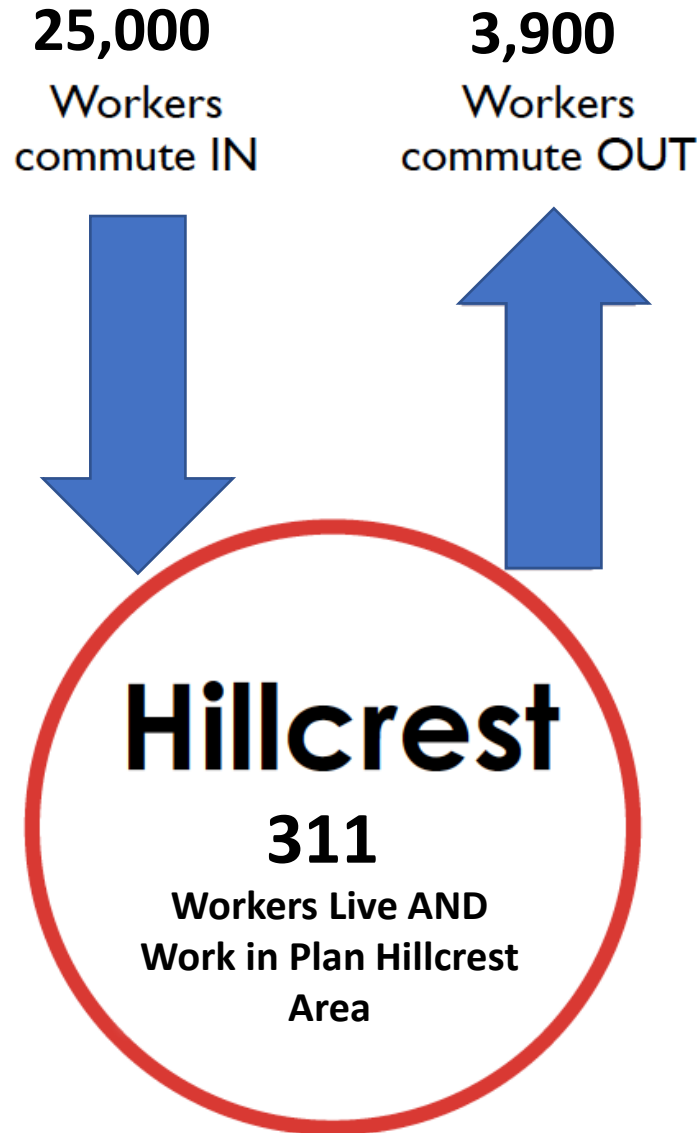
**Address  
Housing  
Needs**

Increase  
housing  
opportunities  
near transit



# Worker Commute

- Regional Healthcare Employment Area
- Opportunities to improve housing and transit access to reduce VMT



Data Source: US Census LEHD, 2017

# Choose Your Future Engagement Platform – Key Themes



## Plan Objectives

- Supportive of the Plan Objectives - average score of over 75%.



## Public Spaces and Parks

- In favor of taller buildings that present more opportunities for parks and public spaces
- Comment Themes: more parks & public spaces, streetscape improvements, and homelessness issues.



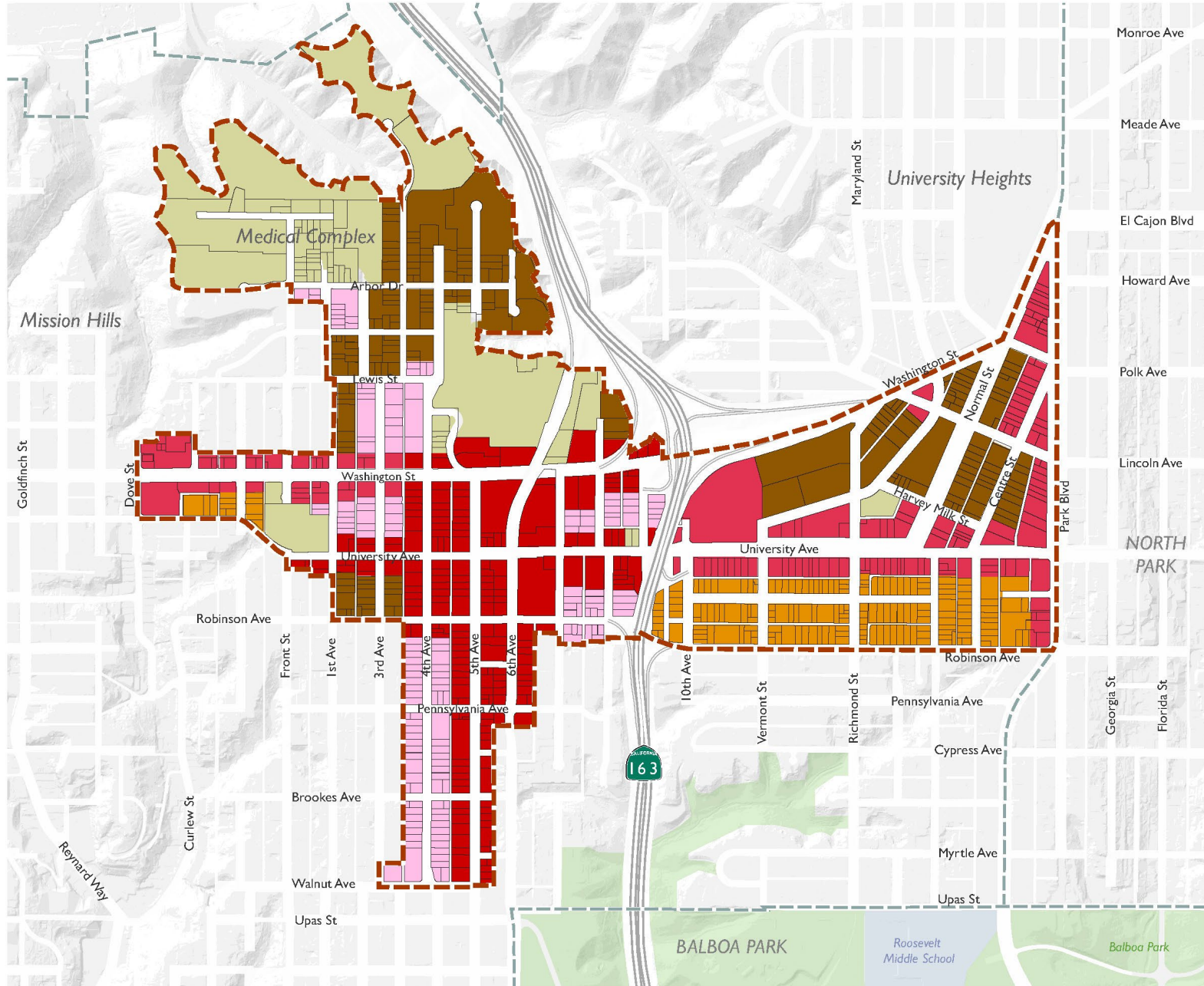
## Housing

- In favor of higher intensity near the core, with a second district focused on Normal Street, and along the major corridors (University Avenue, Washington Street, 5th Avenue, 6th Avenue and Park Blvd.
- Comment Themes: amount of density, affordable housing, parking, and historical preservation.



## Mobility

- In favor of mobility options that prioritize all modes: transit, cars, bikes.
- Comment Themes: improving public transit, prioritizing transit and bicycles, adding/preserving parking, and creating streetscape improvements.



## Adopted Community Plan Land Use

- Residential - Medium High (30-44 dwelling units/acre)
- Residential - High (45-73 dwelling units/acre)
- Community Commercial (0-73 dwelling units/acre)
- Community Commercial (0-109 dwelling units/acre)
- Office Commercial (0-73 dwelling units/acre)
- Institutional
- Hillcrest Community Boundary
- Community Plan Boundaries

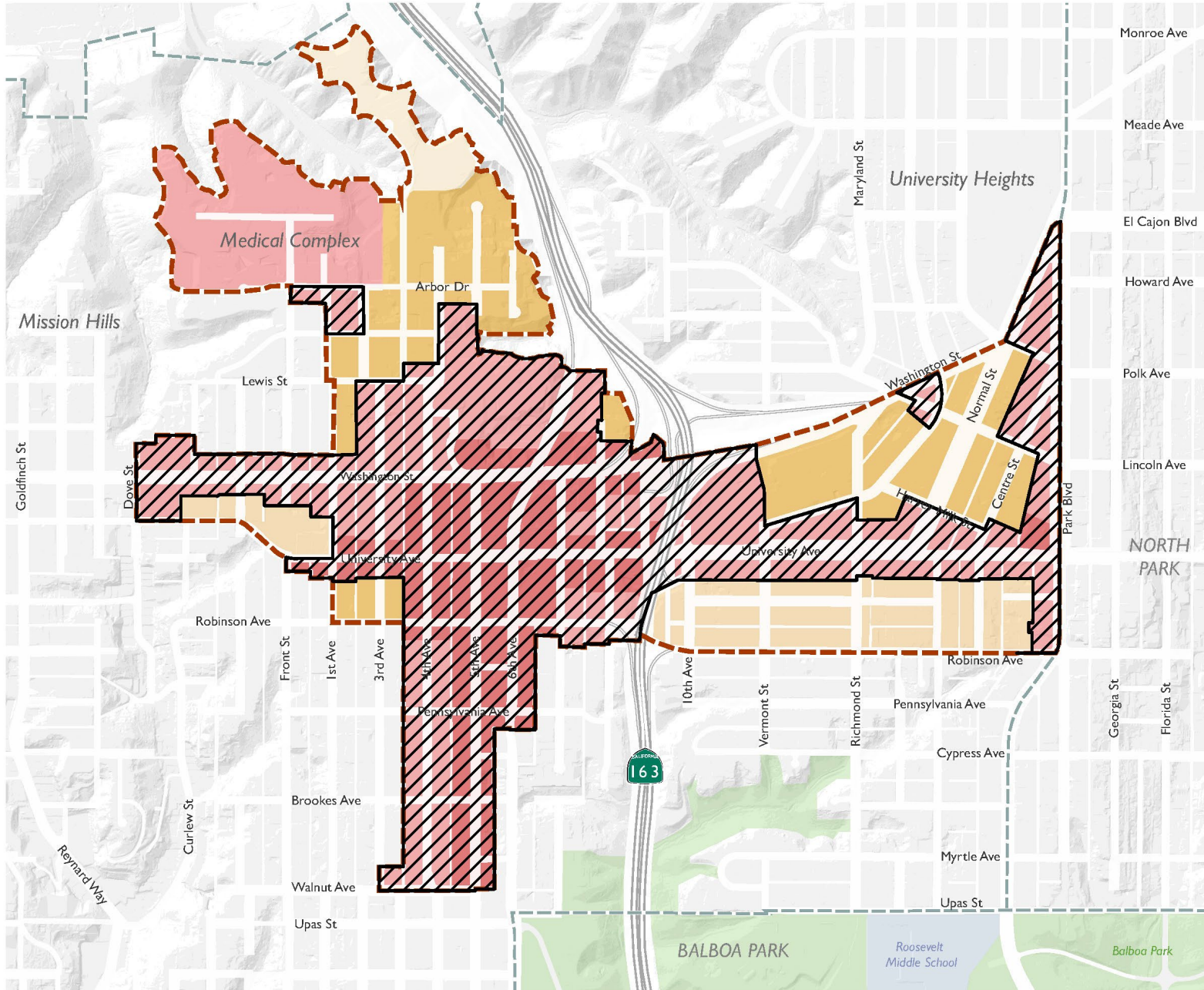
## Adopted Community Plan Land Uses

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, ([www.sangis.org](http://www.sangis.org))









0 250 500 1,000 1,500 2,000 Feet







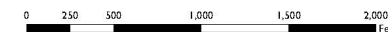
## Current Zoning

-  Community Plan Implementation Overlay Zone (CPIOZ)
-  Residential-Multiple Unit (RM-1-1)
-  Residential-Multiple Unit (RM-3-7)
-  Residential-Multiple Unit (RM-3-9)
-  Community Commercial (CC-3-8)
-  Community Commercial (CC-3-9)
-  Hillcrest Community Boundary
-  Community Plan Boundaries

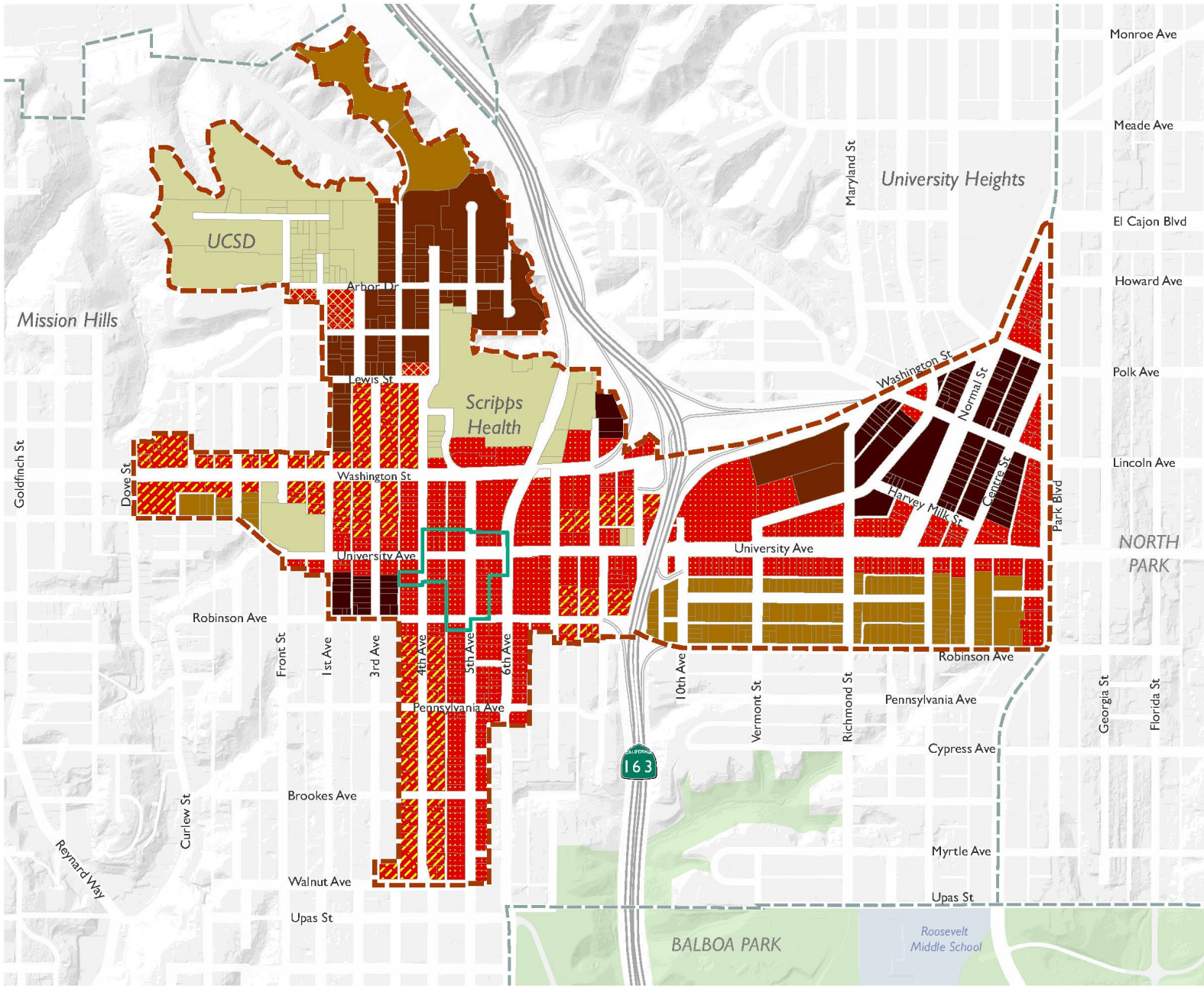
The Community Plan Implementation Overlay Zone (CPIOZ) provides Supplemental Development Regulations (SDRs) that are tailored to implement the vision and policies of this Community Plan.

## Adopted Zoning - Base Zones with CPIOZ

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, ([www.sangis.org](http://www.sangis.org))





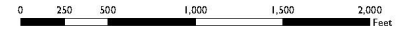


## Preferred Land Use Map

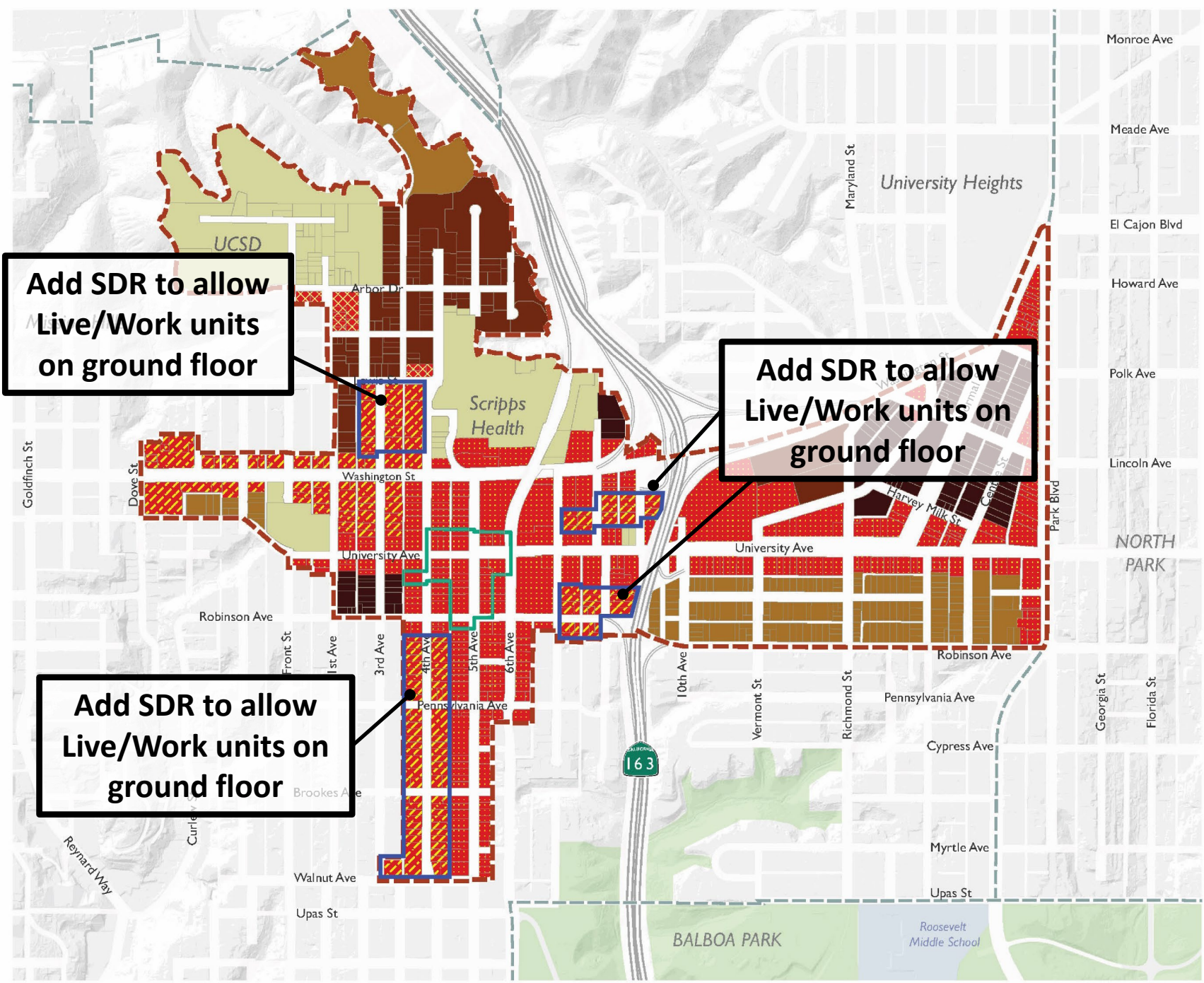
- Residential High (45-74 du/ac)
- Residential Very High (75-109 du/ac)
- Residential Very High (110-218 du/ac)
- Community Commercial (0-73 du/ac)
- Community Commercial (0-218 du/ac)
- Community Commercial (0-290 du/ac)
- Institutional
- Historic Commercial Core District
- Hillcrest Community Boundary
- Community Plan Boundaries

## Proposed Land Uses

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS Data Warehouse, ([www.sangis.org](http://www.sangis.org))







**Add SDR to allow Live/Work units on ground floor**

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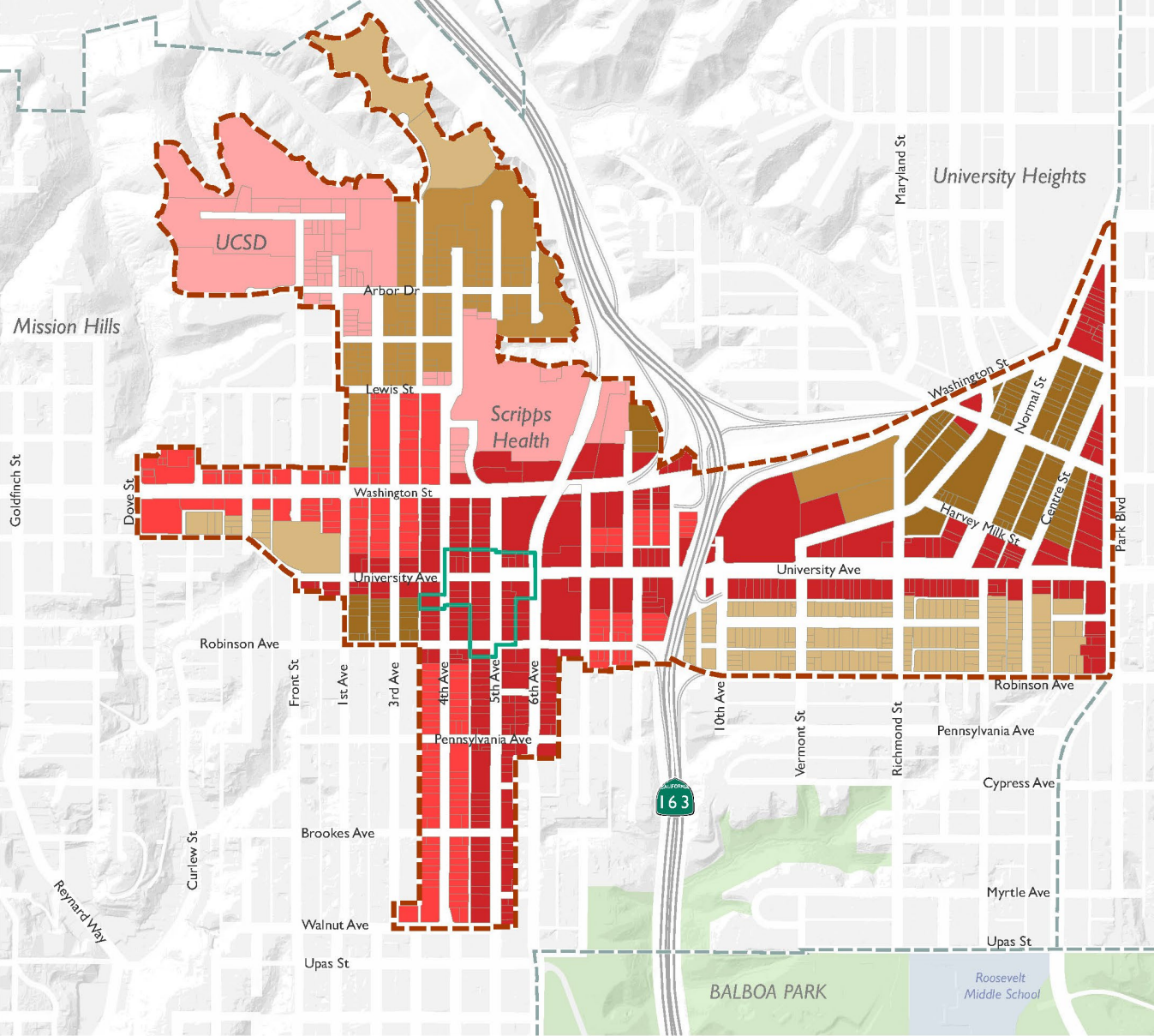
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### Proposed Land Uses



# Proposed FPA Zoning

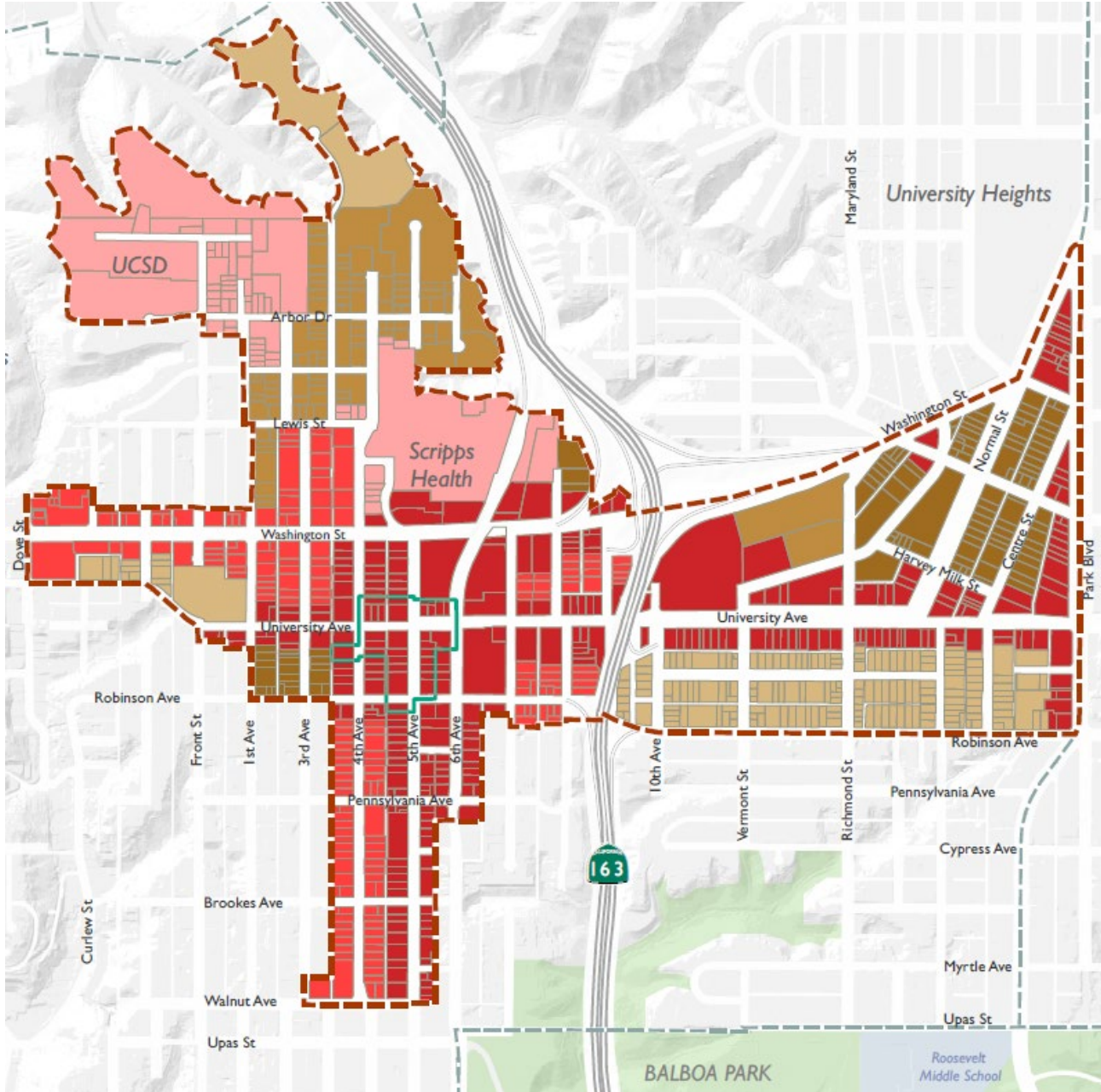


Zones	Height Limit	Maximum Permitted Density	Floor Area Ratio (FAR)
RM 3-9	60'	73 du/acre	2.7 FAR
RM 4-10	FAR based height limit	109 du/acre	3.6 FAR
RM 4-11	FAR based height limit	218 du/acre	7.2 FAR
CC 3-8	100'	73 du/acre	2.0 FAR (up to 4.5 FAR with mixed use bonus)
*CC 3-10	FAR based height limit	218 du/acre	3.0 FAR (up to 7.2 FAR with mixed use bonus)
*CC 3-11	FAR based height limit	290 du/acre	4.0 FAR (up to 8.0 FAR with mixed use bonus)

\*New zones proposed by the Hillcrest Focused Plan Amendment



# Housing



Existing Housing Units: ~4,800  
(SANDAG 2020 data source)

Approximate Buildout		
	<b>Max Zoning</b>	<b>Likely Redevelopment within 30 Years (Tiered Approach)</b>
<b>Current Uptown Plan:</b>	16,000	8,500
<b>Proposed:</b>	35,000	16,000
<b>Difference:</b>	19,000	<b>7,500</b>

\*All buildout includes the 1,000 housing units proposed by the UCSD Long Range Development Plan

# Public Realm and Parks (SDRs)



Corner / Entry  
Plazas

Pocket Parks,  
Paseos, Courtyards

Linear Promenade

Urban Pathway



# Public Realm and Parks (SDRs)

- Parks
- Linear Promenades
- Urban Pathways
- Corner / Entry Plazas



# SDR #1 -Parks

- Project sites greater than **25,000sf** shall provide publicly accessible park space.
- Size to be a minimum of **10% of the premise.**
- **20% of park perimeter** shall front a public right-of-way with no obstructions by a structure.
- **Visibility and accessibility** from a public right-of-way with wayfinding and signage requirements.
- **Publicly accessible** minimum from 7am to 10pm, seven days a week at minimum.
- **Patios, tables and seating** operated by on-site commercial tenants may be included within the park if they are accessible to the public during non-business hours and limited to **20% of the park area.**



## Atlas Condos Example

Required Park size: 2,649 sf

Provided Open Space: 2,812 sf

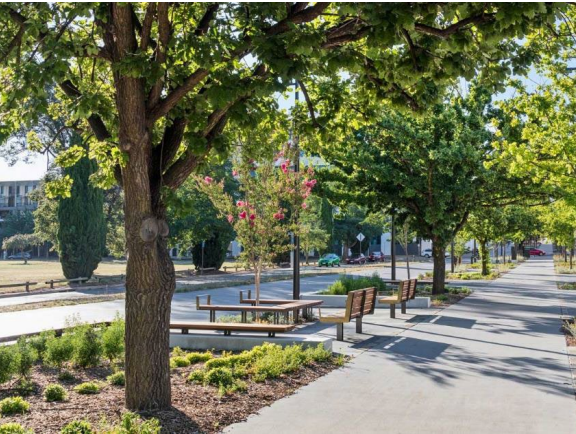




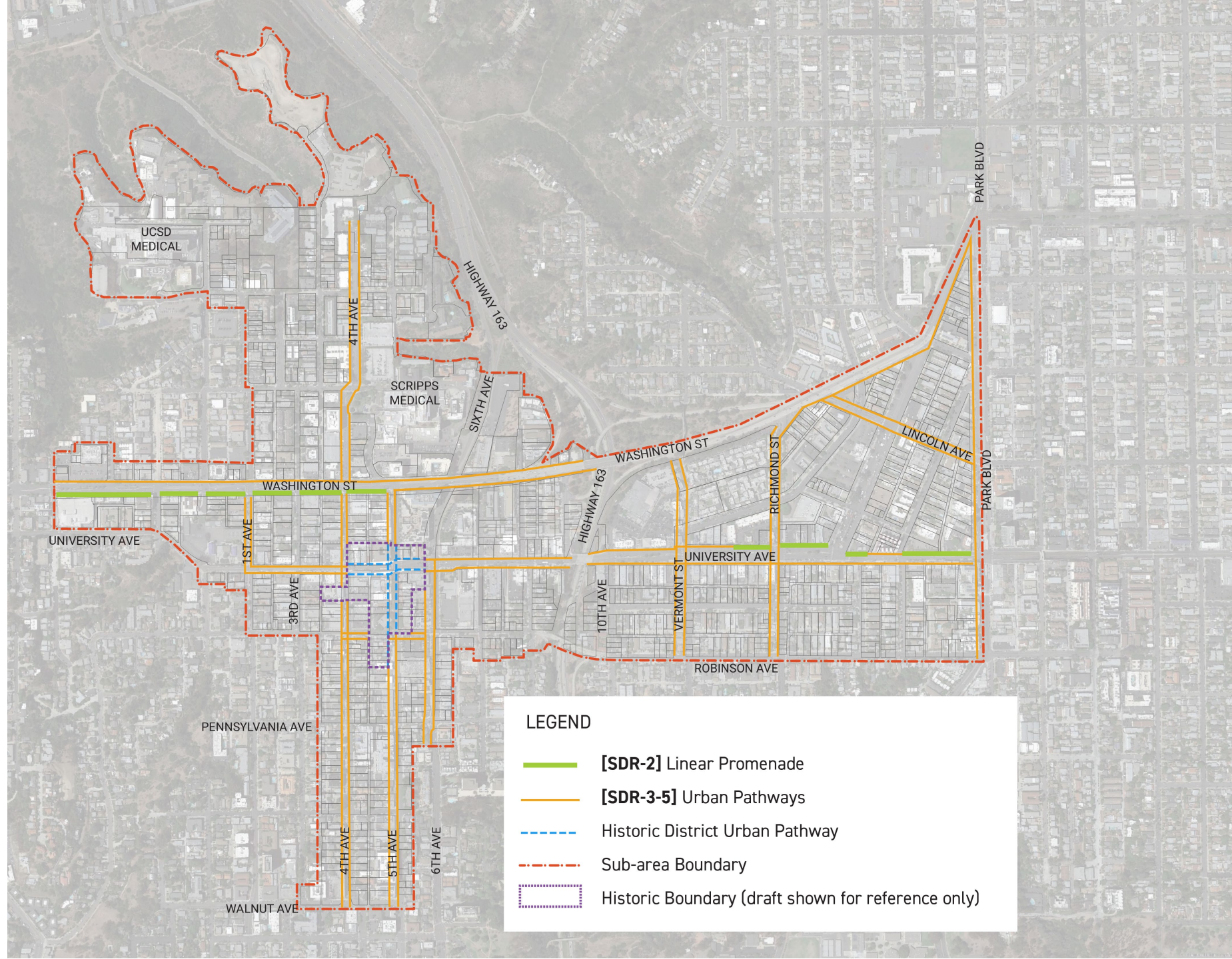
Proposed Parks SDR-1



Linear Promenade SRR-2



Urban Pathway SDR-3



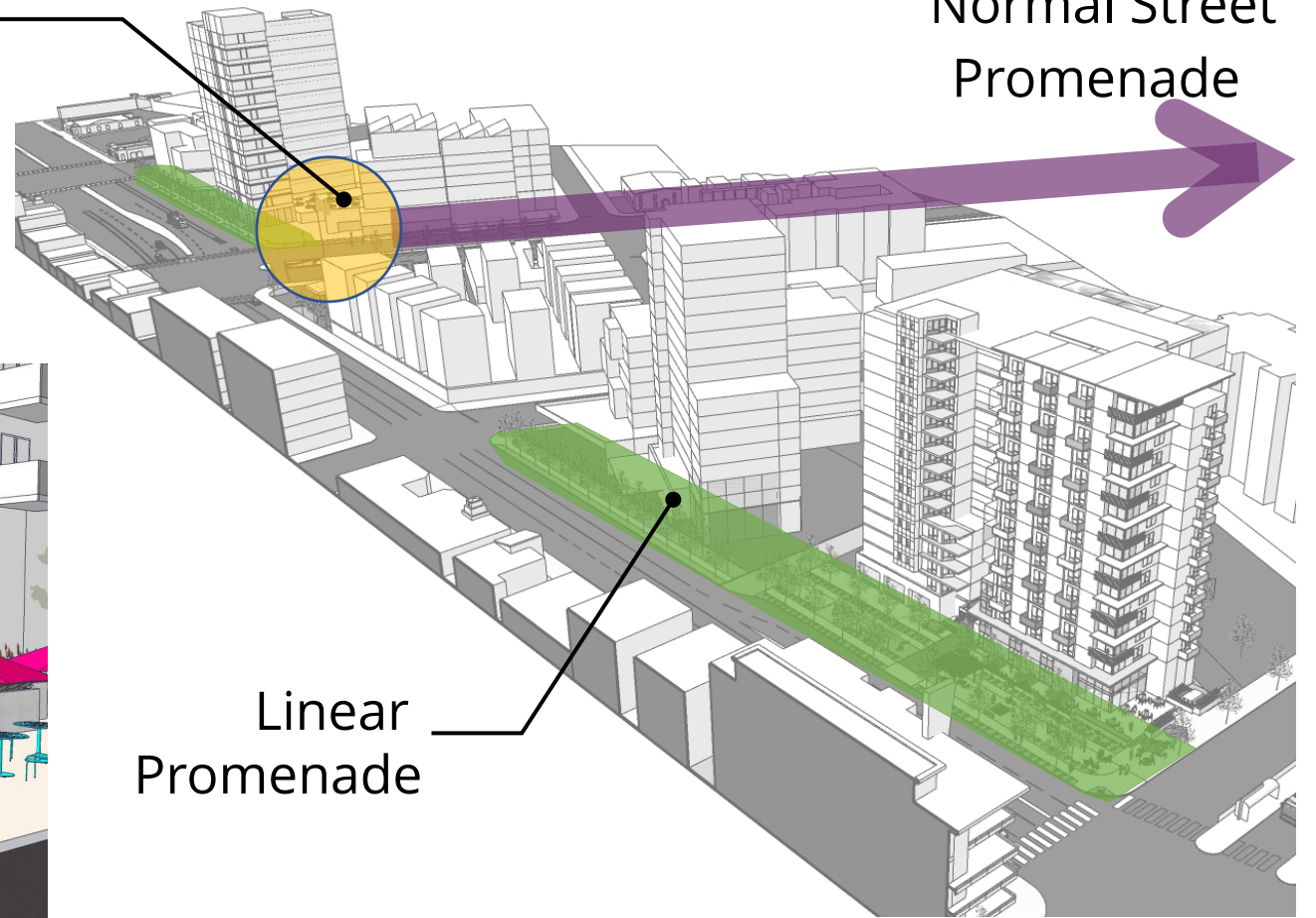


# SDR #2 - Linear Promenade



Plaza at Normal St Promenade

Normal Street Promenade

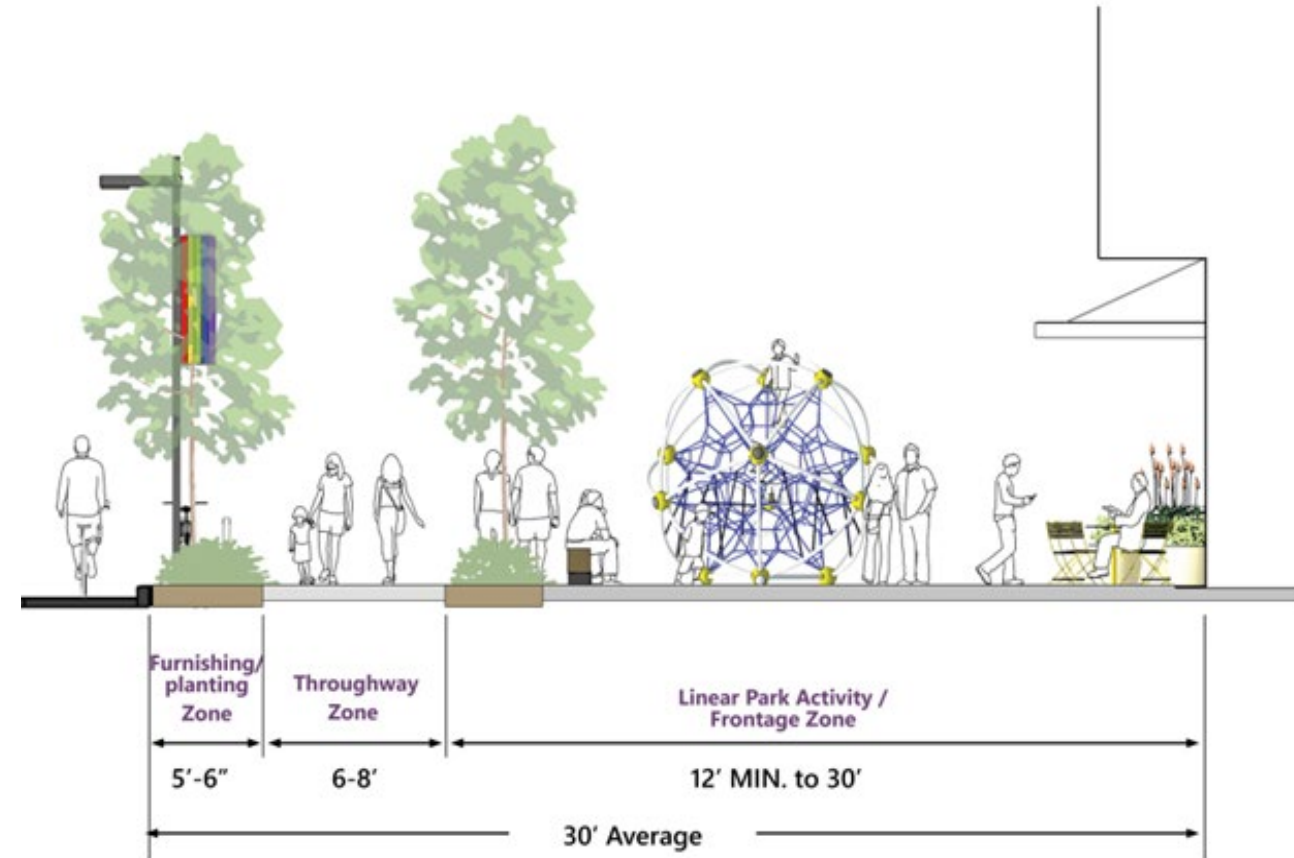


Linear Promenade



# SDR #2 – Linear Promenades

- **30' average** setback from curb to building
- Minimum **width 10'**
- Shall be publicly accessible minimum from **7 am to 10 pm** seven days a week
- **Elements for passive or active recreation**, such as plaza area, seating, shade, on-leash dog areas, play equipment, exercise stations, public art, and landscaping.
- The **width may be increased** to allow for a **wider amenity area**
- Add a row of street trees in the Frontage Zone that mirrors the row in the Furnishings zone.



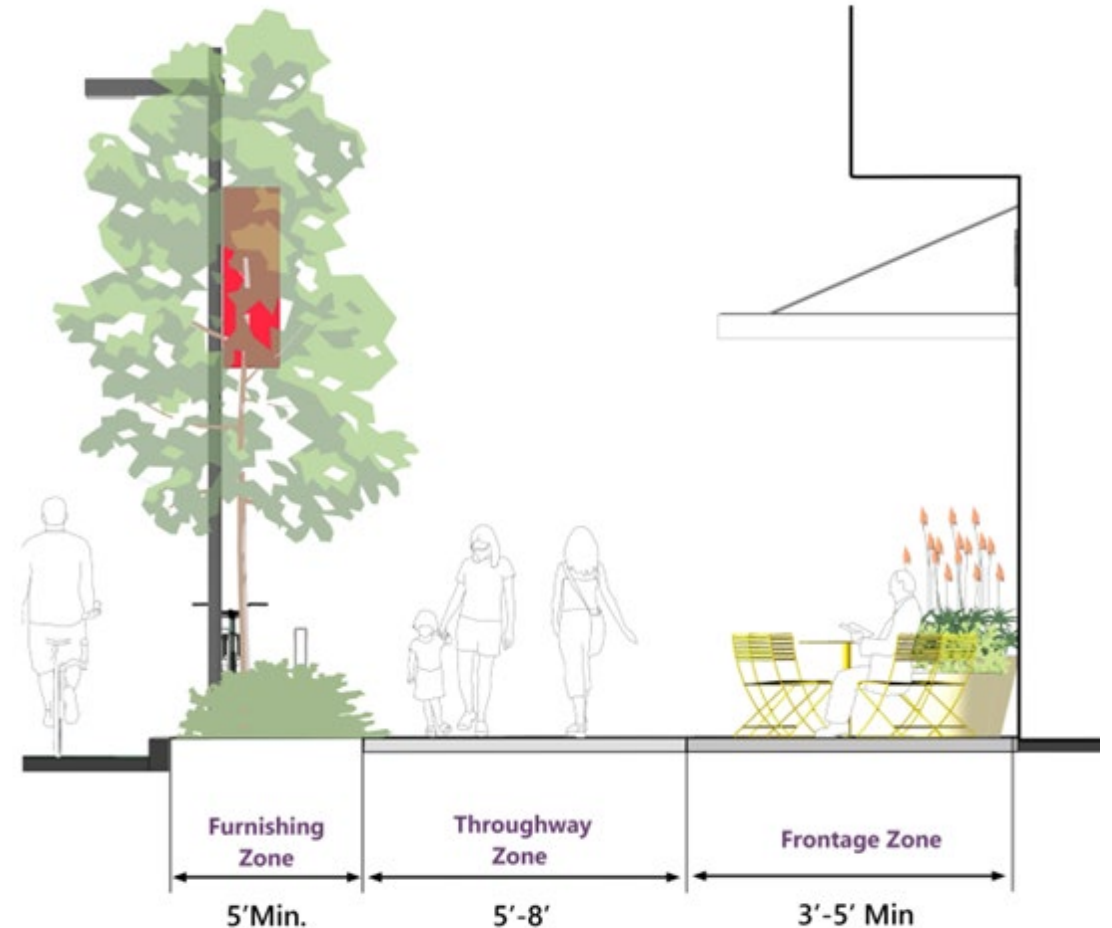
# SDR #3 - Urban Pathways





# SDR #3-5 – Urban Pathways

- **15' setback** from curb to building. Can be increased for wider sidewalks or additional café seating.
- **5' Furnishing Zone** at street with trees and minimum 2 types of site furnishings
- **5' min. clear walkway**
- **5' wide frontage zone** (for café seating)
- **Upper floors of the building may project over the frontage zone**
- Add a row of street trees in the Frontage Zone that mirrors the row in the Furnishings zone where feasible.



# SDR #6 – Corner / Entry Plazas

- Project sites greater than **15,000 square feet** and designated for **Community Commercial**, shall provide a Corner/Entry
- Minimum of **500 square feet**
- Face and connect directly to the public right of way
- **Adjacent to a building entry or active program** area within the building
- Seating, lighting, shade structures +other **activation features**
- Shall be minimum **50% open to the sky**
- Minimum of **25% planting area**
- A recreation easement to make the park **publicly accessible** from 7am to 10pm, seven days a week at minimum.
- May count square footage towards the **private and common open space** requirements.





# Urban Design / Building Form – Zoning & SDRs

- Ground Floor Transparency
- Bulk & Massing
- Tower Controls
- Transitions

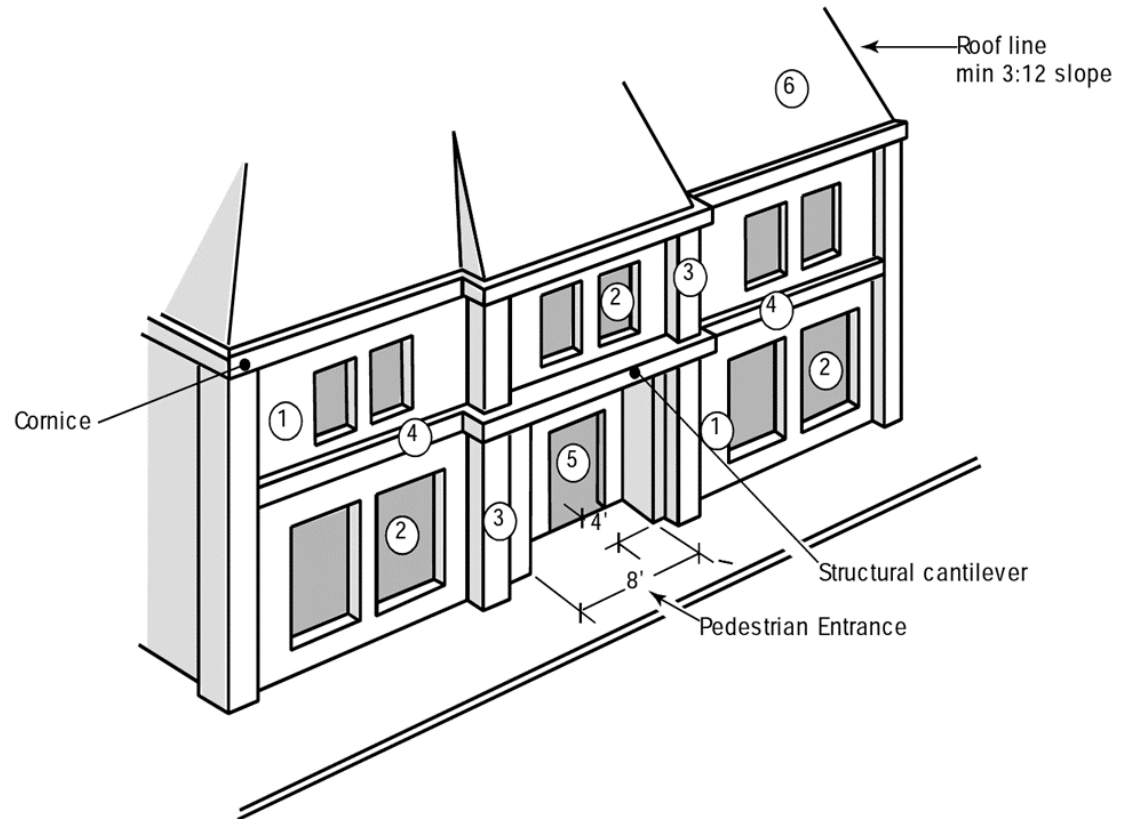


# Urban Design / Building Form - Zoning

## Ground Floor - Transparency

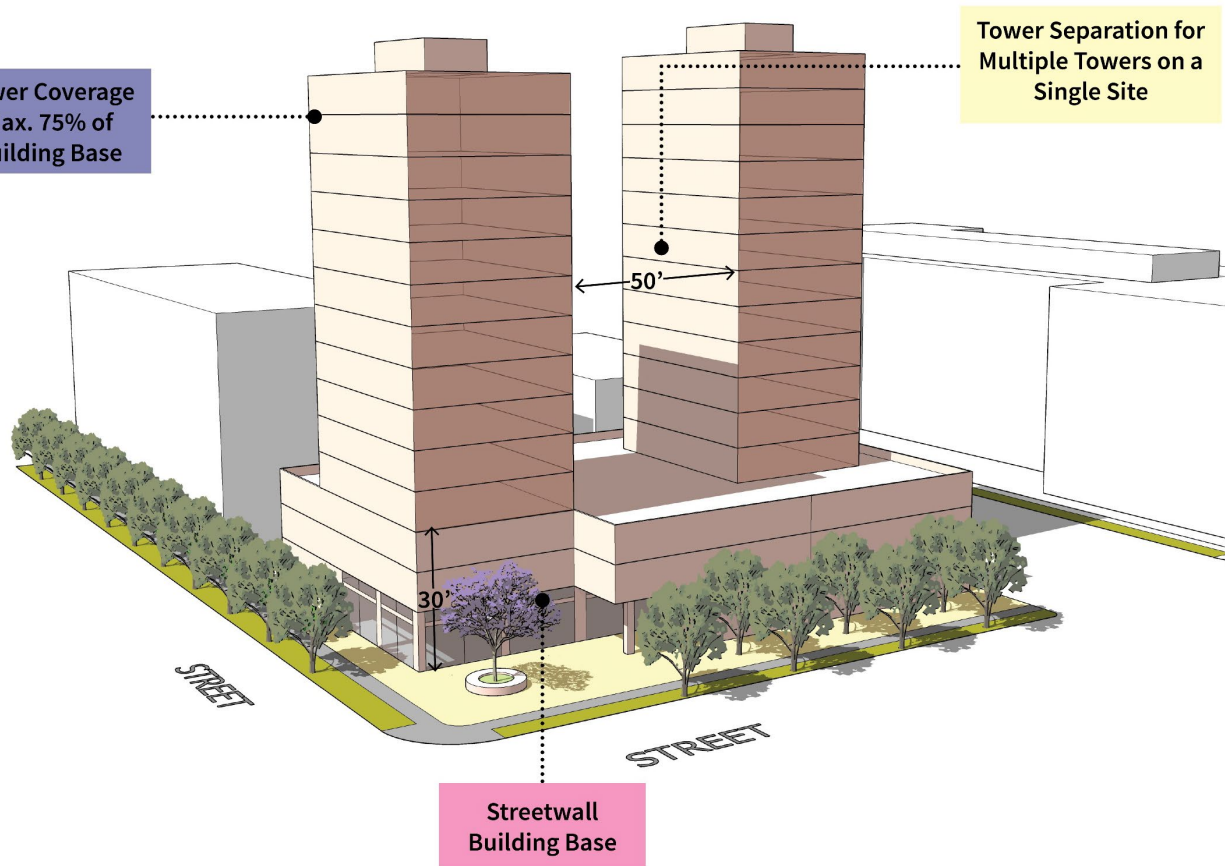


## Bulk & Massing





# Tower Controls



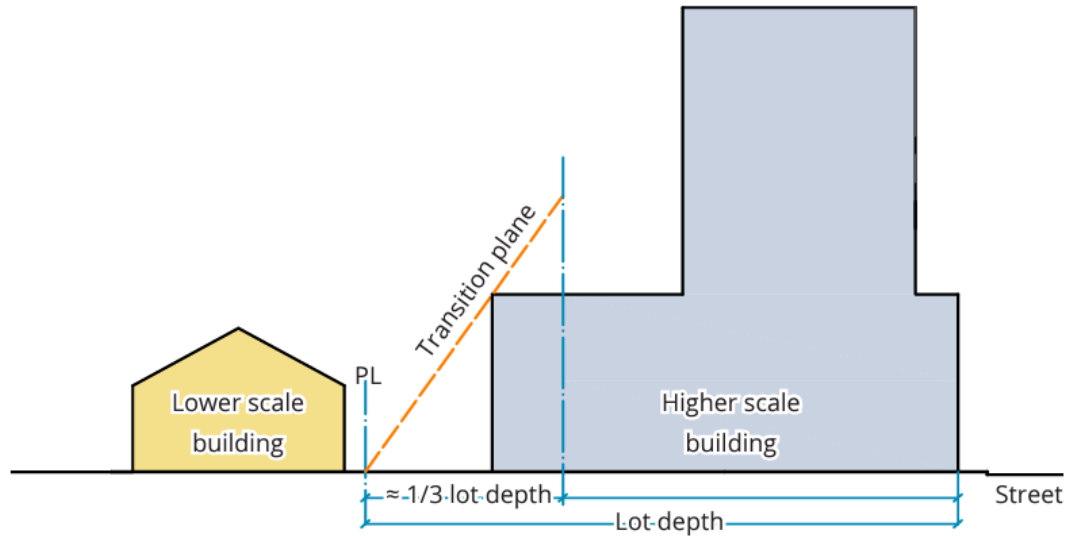
## CC Zones– Buildings Over 95' in Height

Buildings over **95 feet** in height located on a premises over **20,000 square feet** in area shall comply with the following requirements: The minimum height of the *streetwall* shall be **30 feet**

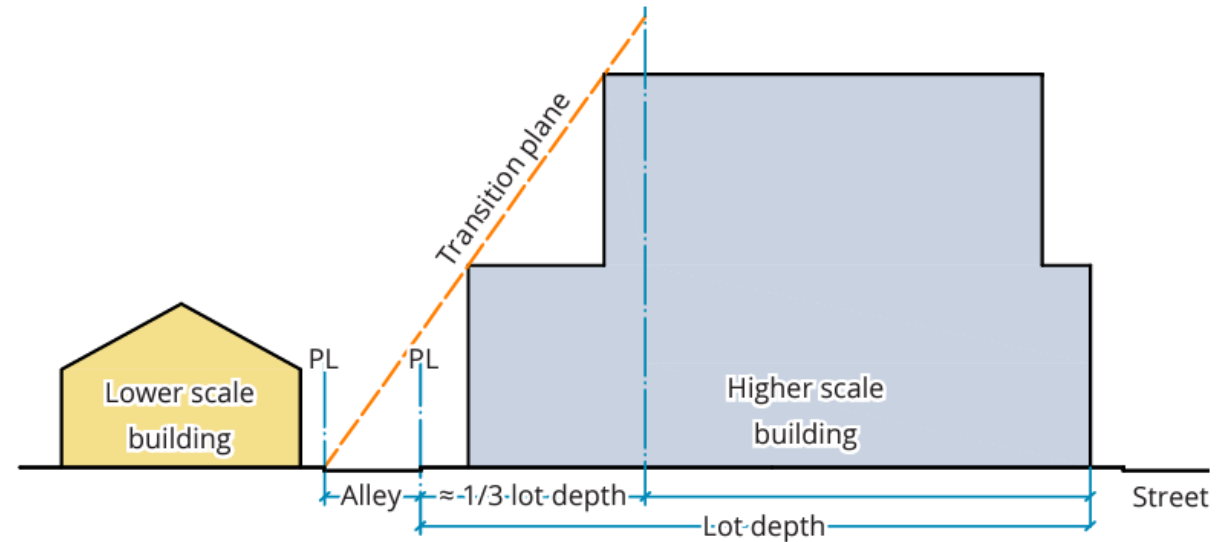
- Min height streetwall- **30 feet**
- A streetwall must be provided for **70%** of the building frontage
- Max Lot coverage for the tower – **75%** of the lot coverage of the building base
- Tower separation– **50 feet** minimum

# Add Development Transition Areas to CC Zones

Transition between buildings sharing property lines:



Transition between buildings across an alley:



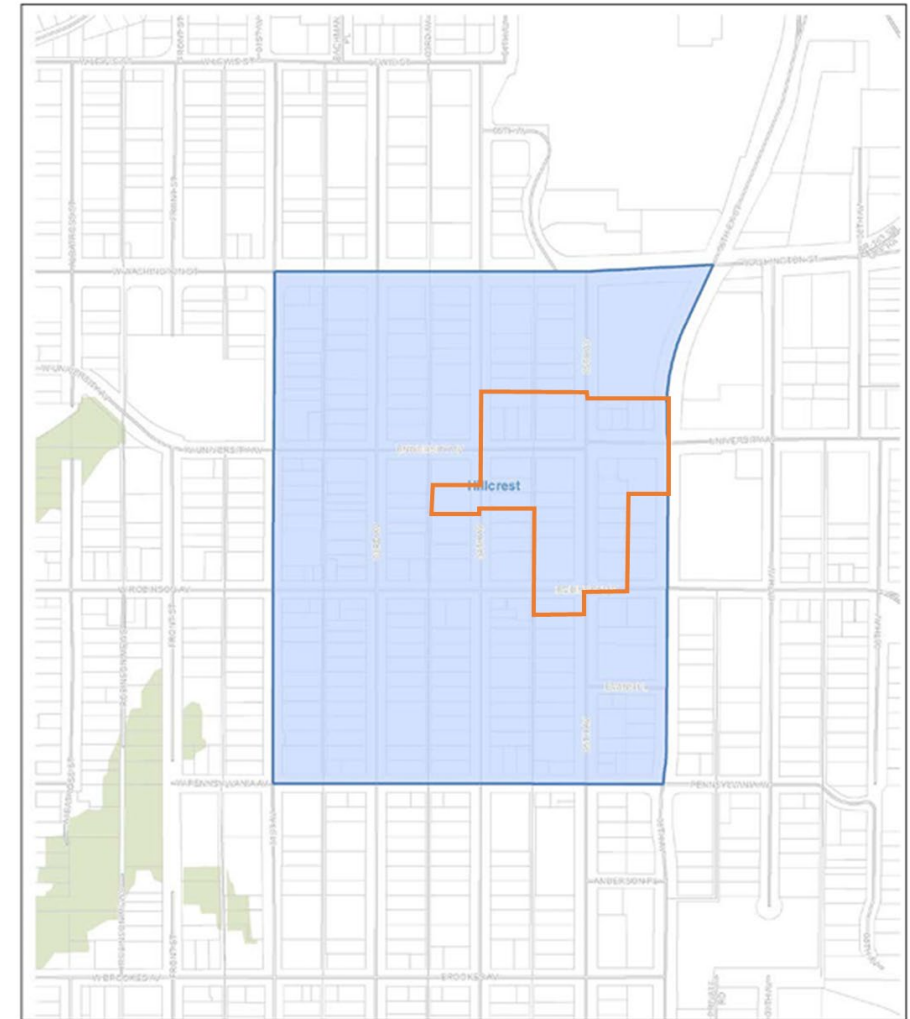
# Hillcrest Historic District

## Implements 2016 Uptown CPU Policies

- Larger district identified and recommended for future study.

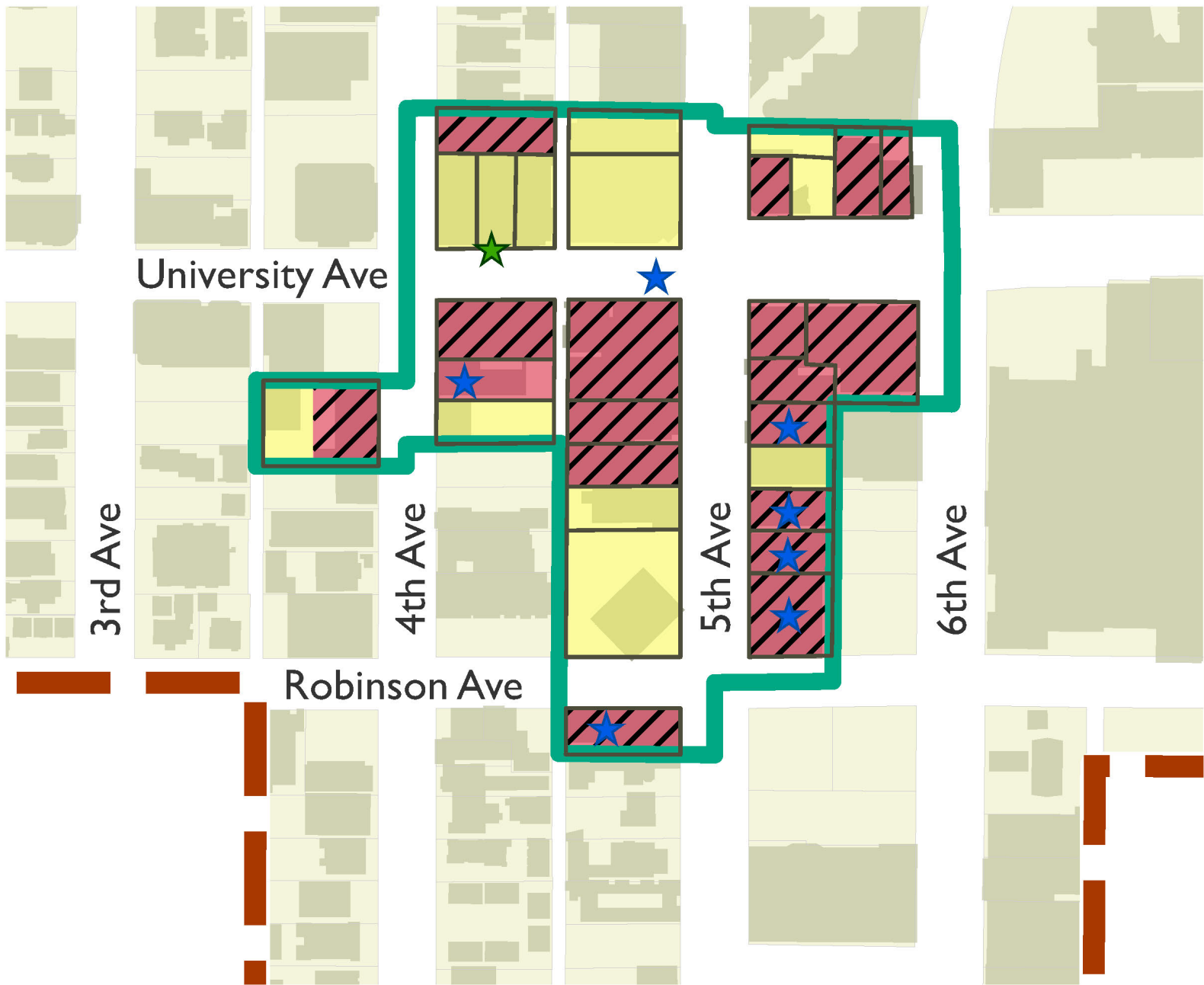
## Detailed Evaluation for Hillcrest FPA

- Found that a smaller boundary within the FPA is significant & eligible for:
  - Architecture
  - Association with LGBTQ+ History



- Preliminary 2016 Historic District Boundary
- Refined 2022 Historic District Boundary

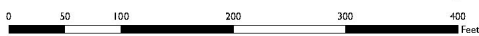




**Historic Commercial Core District**

- Contributing Parcels
- Non Contributing Parcels
- Architecturally Significant Parcels
- ★ LGBTQ+Significant Parcels
- ★ Locally Designated
- Building Footprints
- Parcels
- Historic Commercial Core District
- Hillcrest Community Boundary
- Community Plan Boundaries

Data Source: City of San Diego; SANDAG/SANGIS Regional GIS DataWarehouse, ([www.sangis.org](http://www.sangis.org))



# Hillcrest Historic District Draft SDRs

## What are the Critical Historic Features?

- Historic storefronts
- Streetwall (storefronts, no setback, 15'-35')

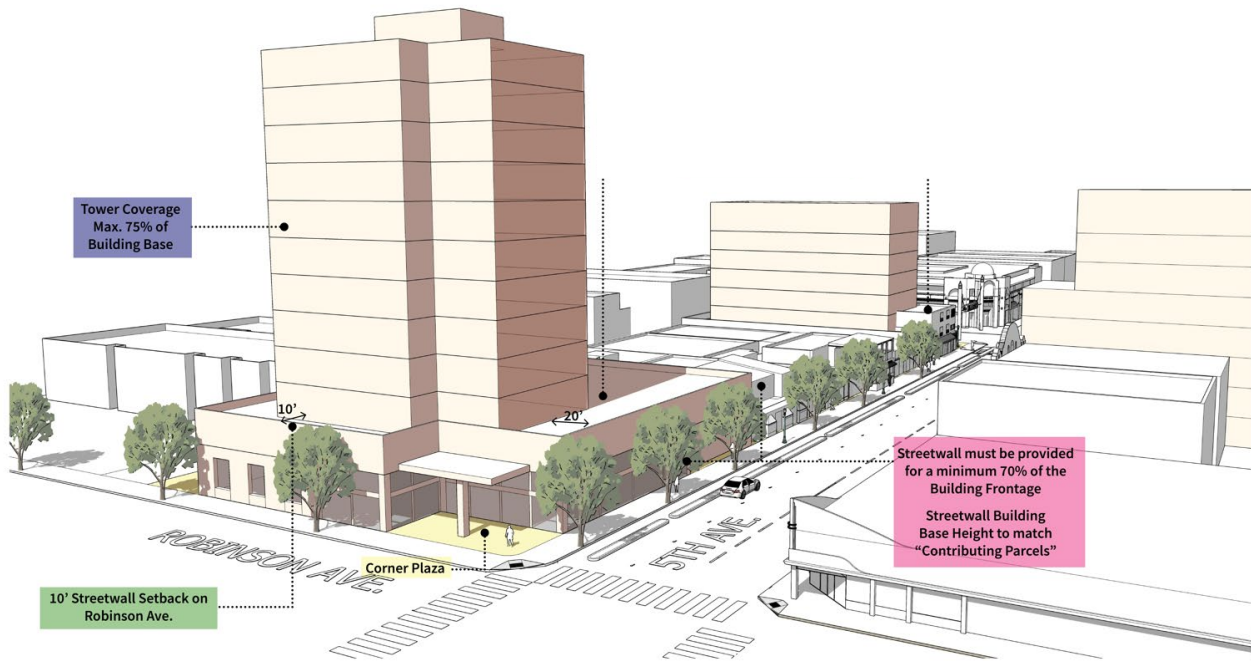
## How do we Preserve those Critical Features?

- Avoid complex and redundant layers of regulation by utilizing existing regulations wherever possible.
- Apply Supplemental Development Regulations (SDRs) in instances where existing regulations require refinement.





# Hillcrest Historic District Draft SDRs



## Storefronts & Streetwall

- Preservation of contributing storefronts.
- New buildings on non-contributing sites are allowed and would be required to include the following:
  - No front setback for 80% of the building frontage.
  - Streetwall façade height of 20'-30'.
  - Storefronts.

## Massing Controls & Stepbacks for All Sites

- Minimum stepbacks for buildings above 30' streetwall:
  - 20' along 4th, 5th, and 6th Avenues
  - 10' along University and Robinson Avenues
- Massing controls for towers:
  - Around 100' height
  - 75% of the lot coverage of the building base
  - 50' tower separation feet minimum

# Hillcrest Historic District Draft SDRs



Sidewalk Cafes & Spaces as Places



Materials & Colors



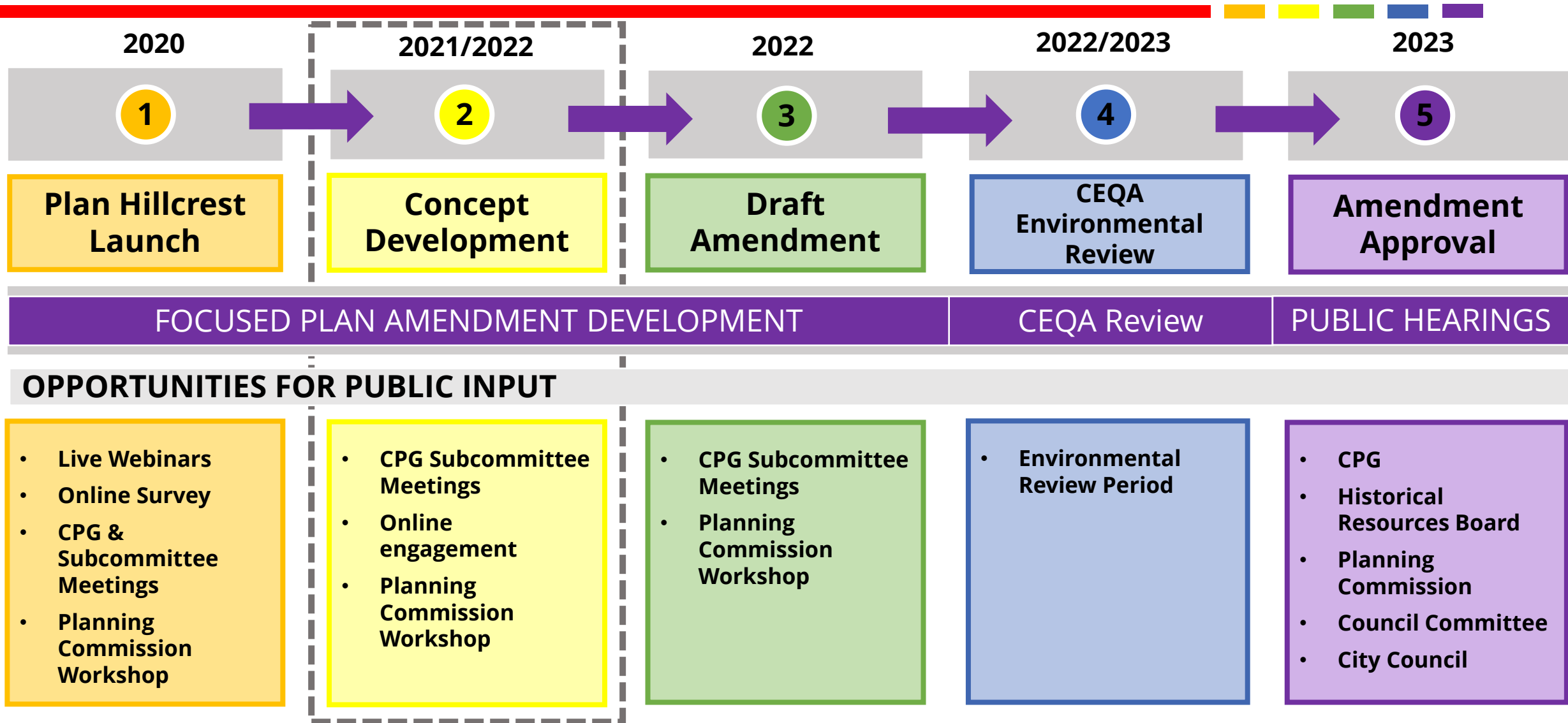
Signage & Advertising



Murals & Art



# Plan Hillcrest Timeline



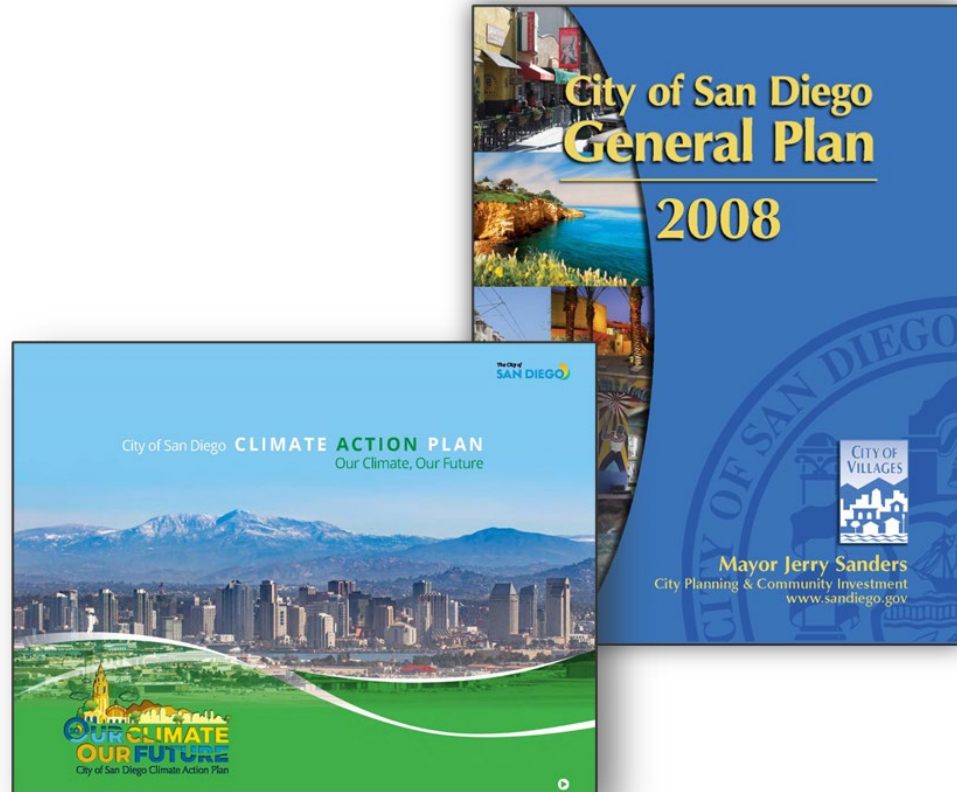


# BLUEPRINTSD

Blueprint SD is a proactive effort to create an equitable and sustainable framework for growth – including more homes, jobs, and better transportation options – to support current and future San Diegans.

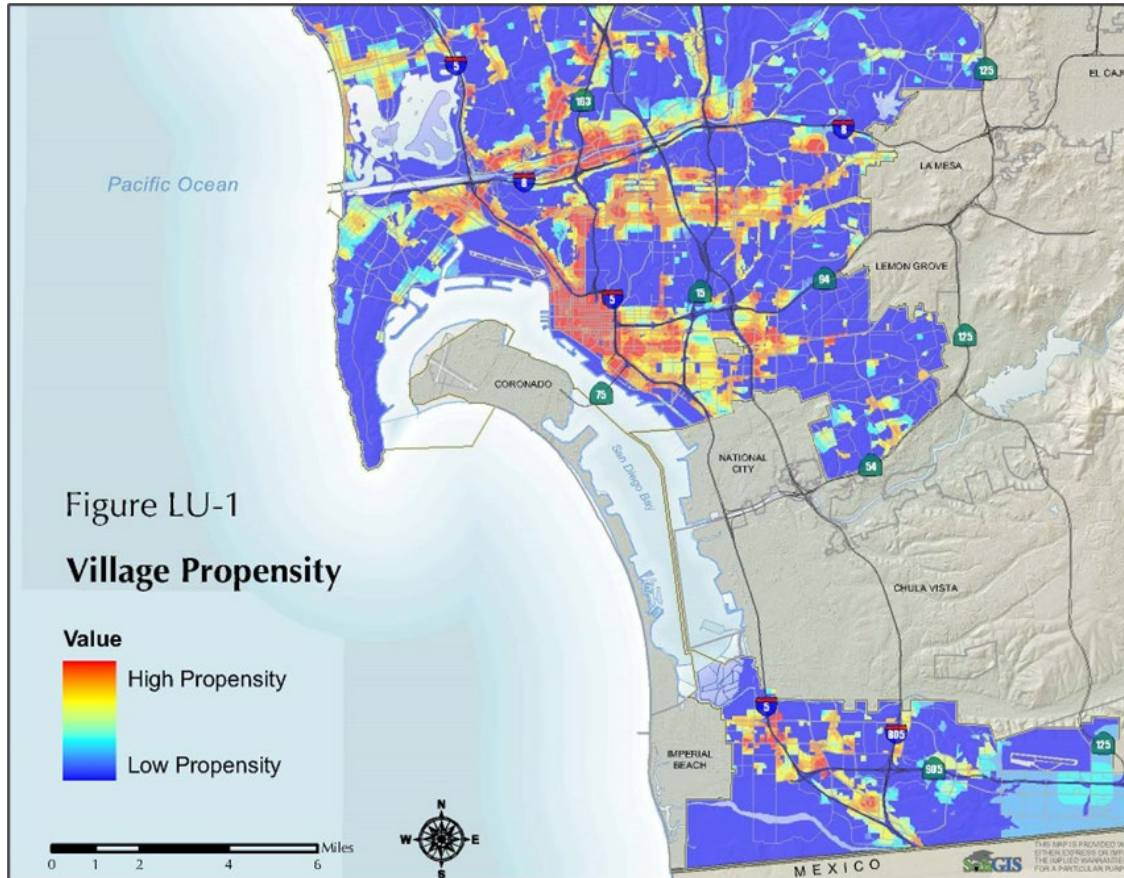


# Blueprint Objectives



- Refresh the General Plan and City of Villages Strategy
- Align the citywide land use strategy with Climate Action Plan (CAP) goals
- Reflect SANDAG's latest transportation network
- More efficient and outcome driven environmental review

# Village Propensity Map (2008)



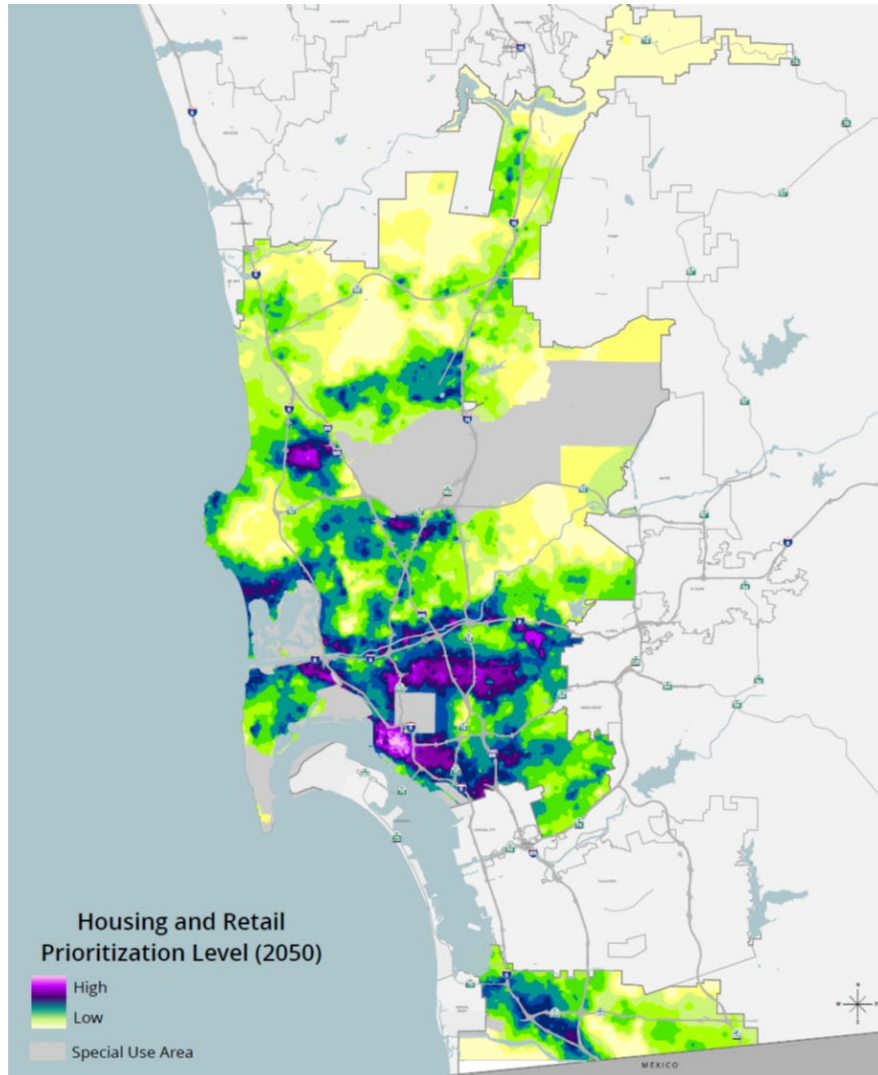
Current Map in General Plan

Show areas that have village characteristics such as:

- Existing/planned transit
- Public facilities
- Existing/planned land uses



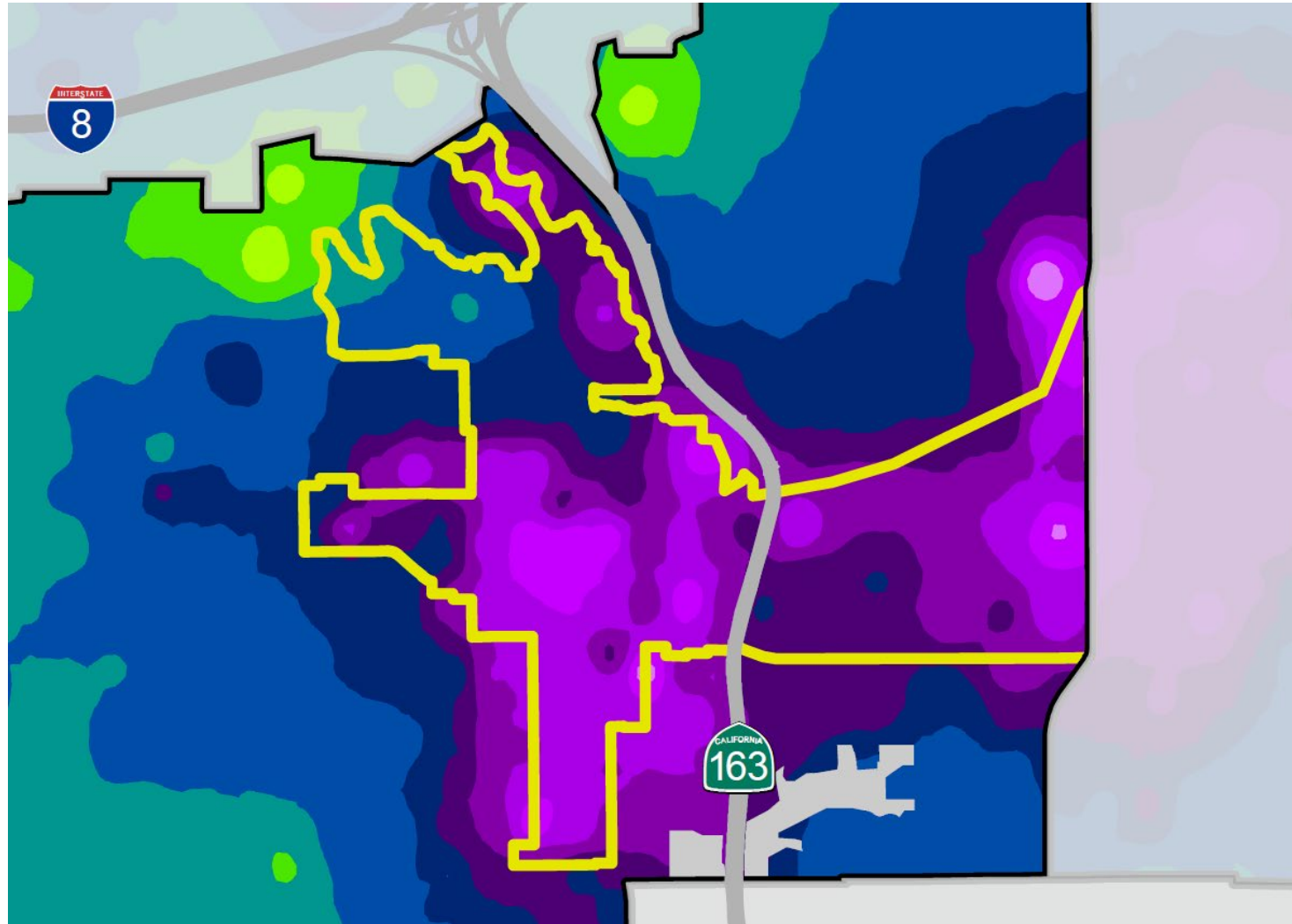
# Blueprint SD (Draft)







Align with mode share goals:

- Model to predict the most receptive locations for jobs, homes, and the greatest mixed use benefit
- Uses bike, walk, and transit competitiveness

# Blueprint SD (Draft)



## Housing and Retail Prioritization Level (2050)

-  High
-  Low
-  Special Use Area
-  Hillcrest Focus Plan Area



# Feedback

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[www.planhillcrest.org](http://www.planhillcrest.org)