

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR Hillcrest Focused Plan Amendment Workshop

To call in and make public comment on this item:



Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.



When prompted, input Webinar ID: **160 277 1962**

How to Speak to a Particular Item or During Non-Agenda Public Comment



When the Chairman introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Chairman indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Planning Department

**Hillcrest Focused Plan Amendment
Workshop**
PC 22-035

Item No. 4

Planning Commission
October 13, 2022

Workshop Overview

This is the second Hillcrest Focused Plan Amendment Planning Commission Workshop. The purpose of the meeting is to seek input on the Focused Plan Amendment. No action is required on the part of the Planning Commission at this time.

- Introduction and Background
- Community Engagement
- Land Use
- Public Space Concepts
- Mobility Networks
- Potential Historic District
- Blueprint SD Preliminary Analysis
- Timeline & Next Steps

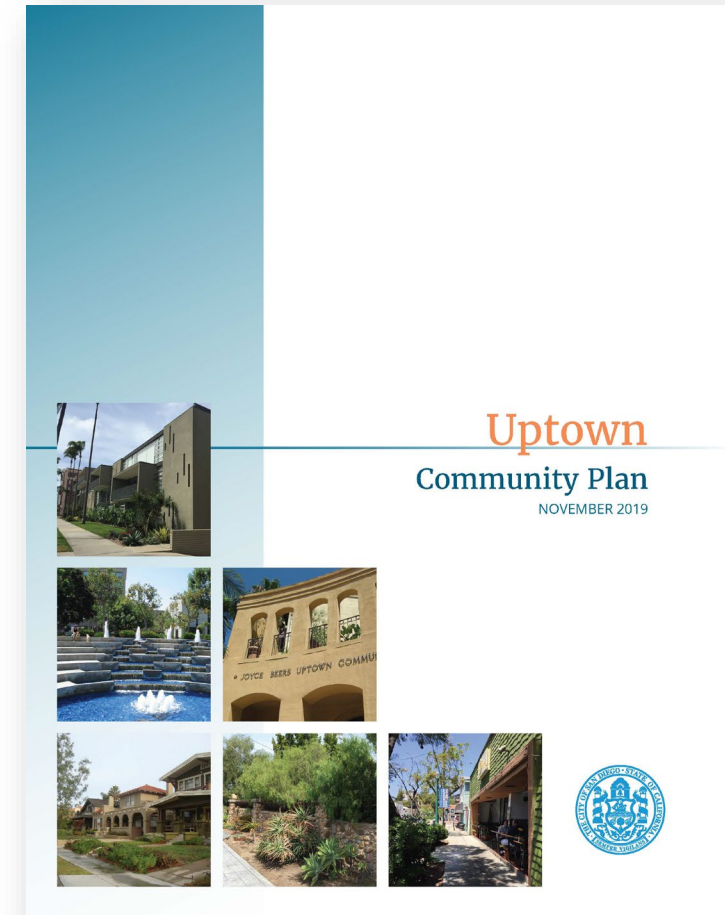


Introduction & Background

Background – 2016 Community Plan Update

Comprehensive Update

- Addressed urban design
- Maintained higher density village areas near transit
- Identified preservation strategies for historic resources



Background – Uptown Gateway

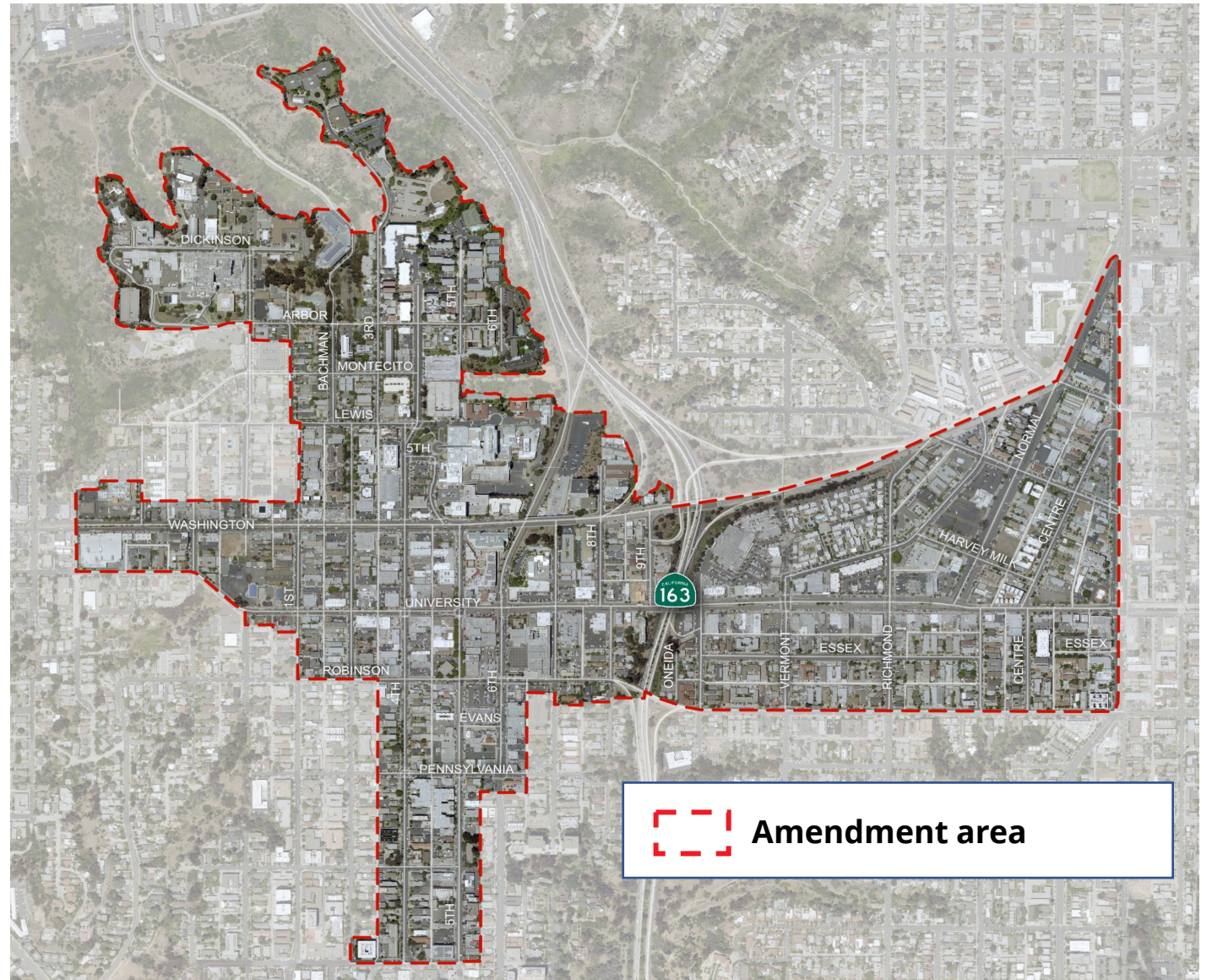
- 2016 - City Council requested additional planning for the Uptown Gateway
- Area between 4th, 7th, Washington Street and Pennsylvania Avenue
- Double the allowed residential density
- Mobility and public space enhancements



Rendering courtesy of Safdie Rabines Architects

Plan Hillcrest Overview

- Amend the Uptown Community Plan (2016)
- Address the broader Hillcrest Neighborhood
- Identify housing opportunities, and mobility/public space enhancements that connect the community



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**



Demographics - Uptown Community Plan



51,143 Residents



24,203 Homes
849 Affordable



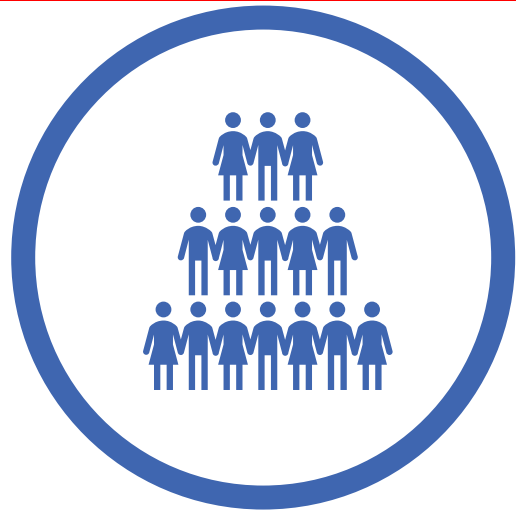
\$71,983 Income



2.14 Persons per
Household

Source: SANDAG 2020 Estimates

Demographics – Plan Hillcrest Area



~ 6,000
Residents



~ 4,800
Homes

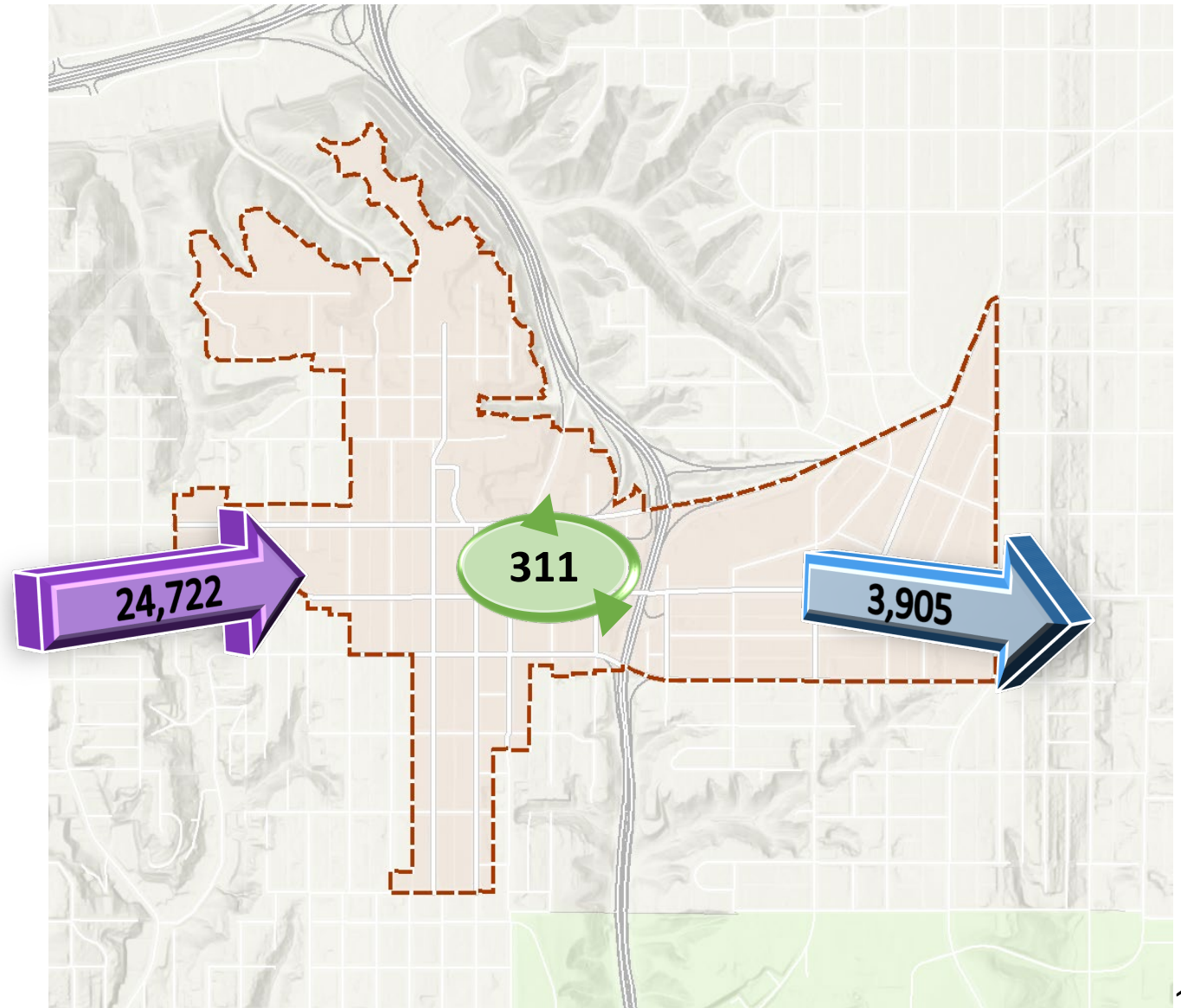


Existing Commute Patterns

	Count	Share
Total Jobs in Hillcrest	25,033	100.0%
Work in Hillcrest but Live Outside	24,722	98.8%
Both Live and Work in Hillcrest	311	1.2%

Source: LEHD on the Map, 2019

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





Community Engagement



Community Engagement

Opportunities for Public Input



PlanHillcrest.org website



One Live Webinar



Two Interactive Online Surveys



Seventeen Planning Group Meetings

Online Community Engagement Platform

Hillcrest Focused Plan Amendment

Choose Your Future!

Welcome to Choose Your Future Hillcrest! The City of San Diego has been working closely with community stakeholders to create the Hillcrest Focused Plan Amendment. The Hillcrest Focused Plan Amendment will provide direction for the long-term development of the community, including concepts for urban design, housing, public spaces and parks, mobility, jobs, and to celebrate the LGBTQ+ Community.

For this online platform, we are relying on you to be an expert on this neighborhood. As you review the options presented, think about if you were not yourself, but a new resident moving into this community. Imagine you are possibly a student, a parent with young children, or an employee of one of the Hillcrest medical facilities, and you are in search of diverse housing options that range in size and varying levels of affordability. Where would you want to live? What would you want this community to look and feel like? What is the best way to allow the community to grow to take advantage of the investments that have already been made throughout the neighborhood?

This exercise will remain open from March 10, 2022 until midnight on April 11, 2022.



The City of
SAN DIEGO

PLAN
HILLCREST

Purpose:

- Present **public realm, housing and mobility concepts** in an interactive manner.
- Receive **representative feedback** on the community's preferred options.
- Reach the **widest audience** and **engage community members**.

Live: March 10th – April 11th

Choose your Future - Outreach

- **PlanHillcrest.org**
- **Community Meeting Announcements**
- **Business Canvassing along commercial corridors**
- **Tabling with Paper Surveys**
- **Email & Newsletters**
- **Social Media**
- **Mailers**
- **Local News**
- **Email Coordination with Community Partners**



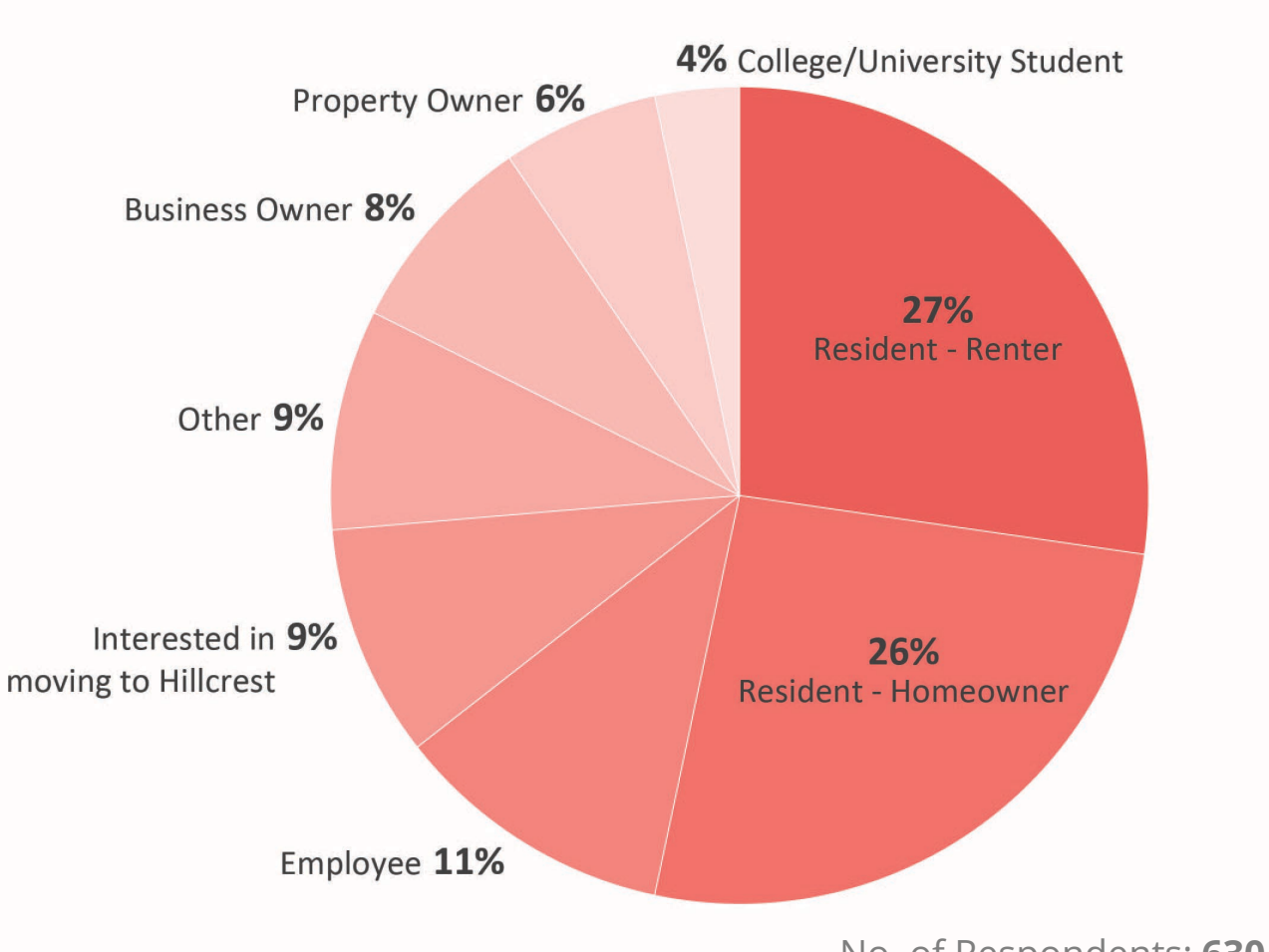
Choose your Future - Outreach



900+ Participants

Top Zip Codes of Participants:

- 92103 (Uptown) – 73%
- 92104 (North Park)– 6%
- 92116 (University Heights & Normal Heights) – 5%
- 92101 (Downtown/Uptown) - 2%
- 92108 (Mission Valley) – 2%

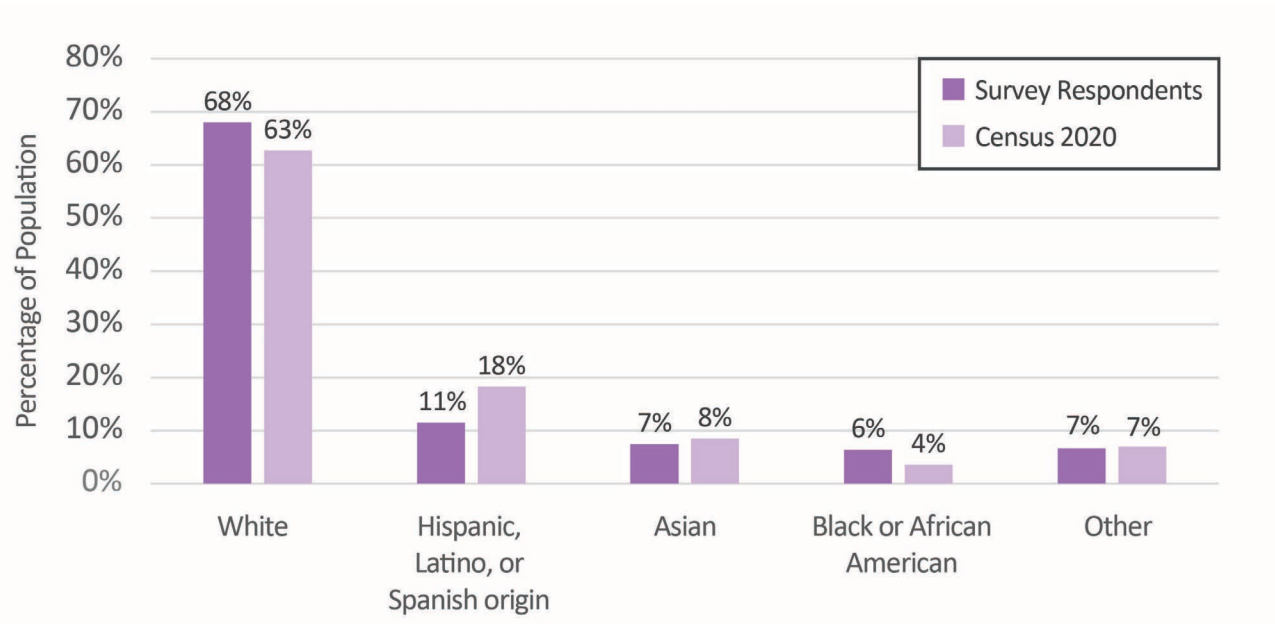


No. of Respondents: 630

Demographics

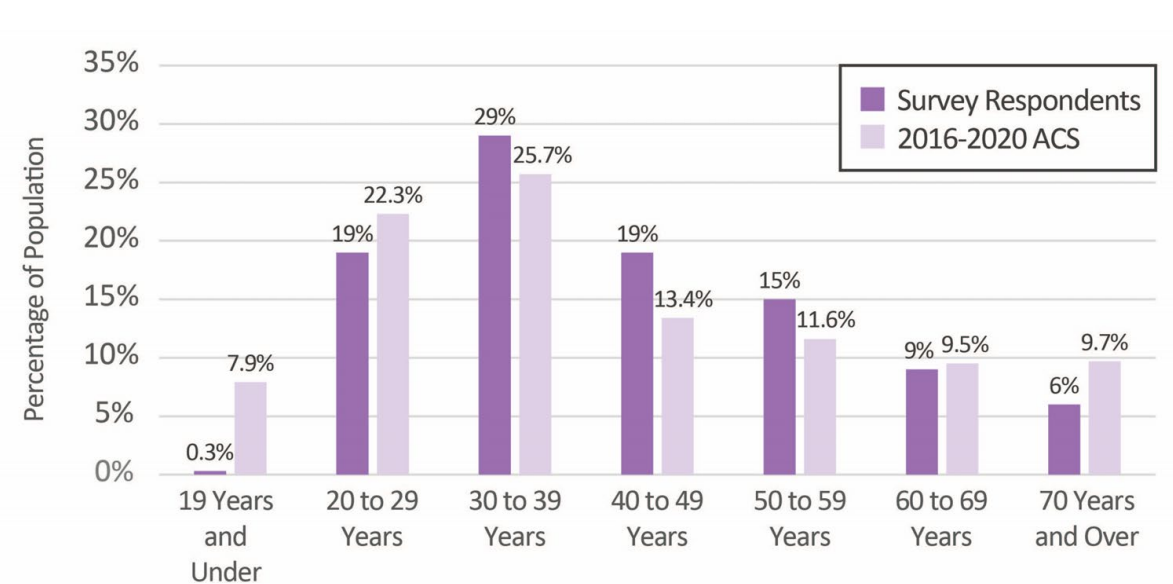
Which of the following best describes your race/ethnicity?

No. of Respondents: 375



What is your age?

No. of Respondents: 361



Public Spaces and Parks

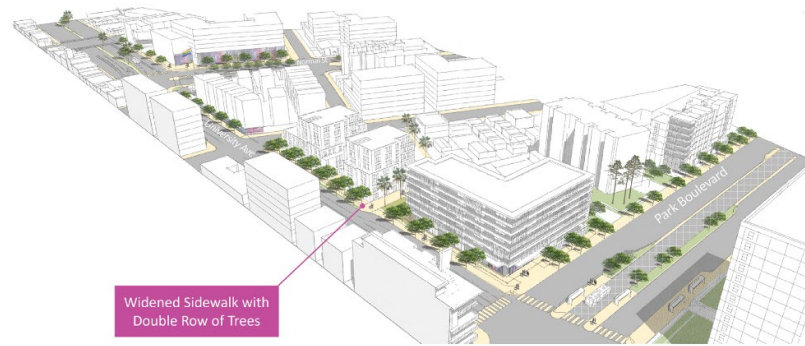
Option 1:

Lower Intensity urban buildings require more land area and present less opportunities for public spaces and parks.



Option 2:

With more intensity there could be opportunities for wider sidewalks, street trees, and benches.



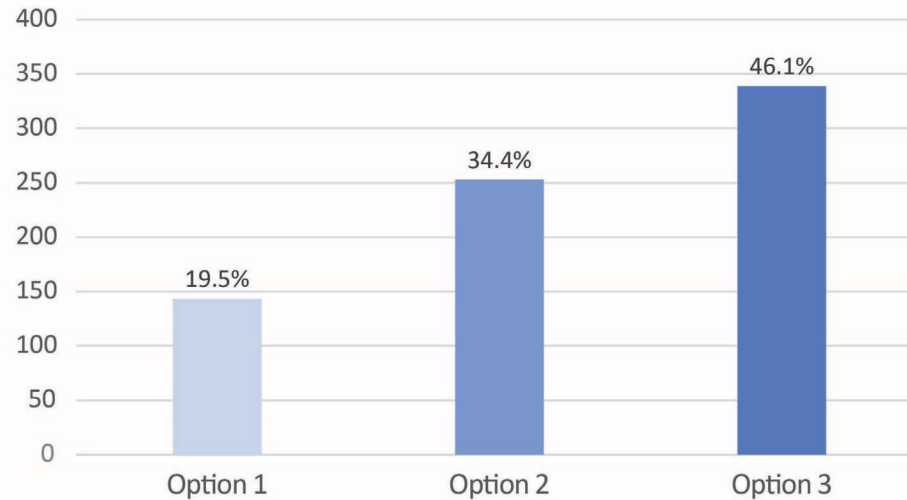
Option 3:

Taller urban buildings require less land area and present opportunities for plazas, pocket parks, paseos, and courtyards.

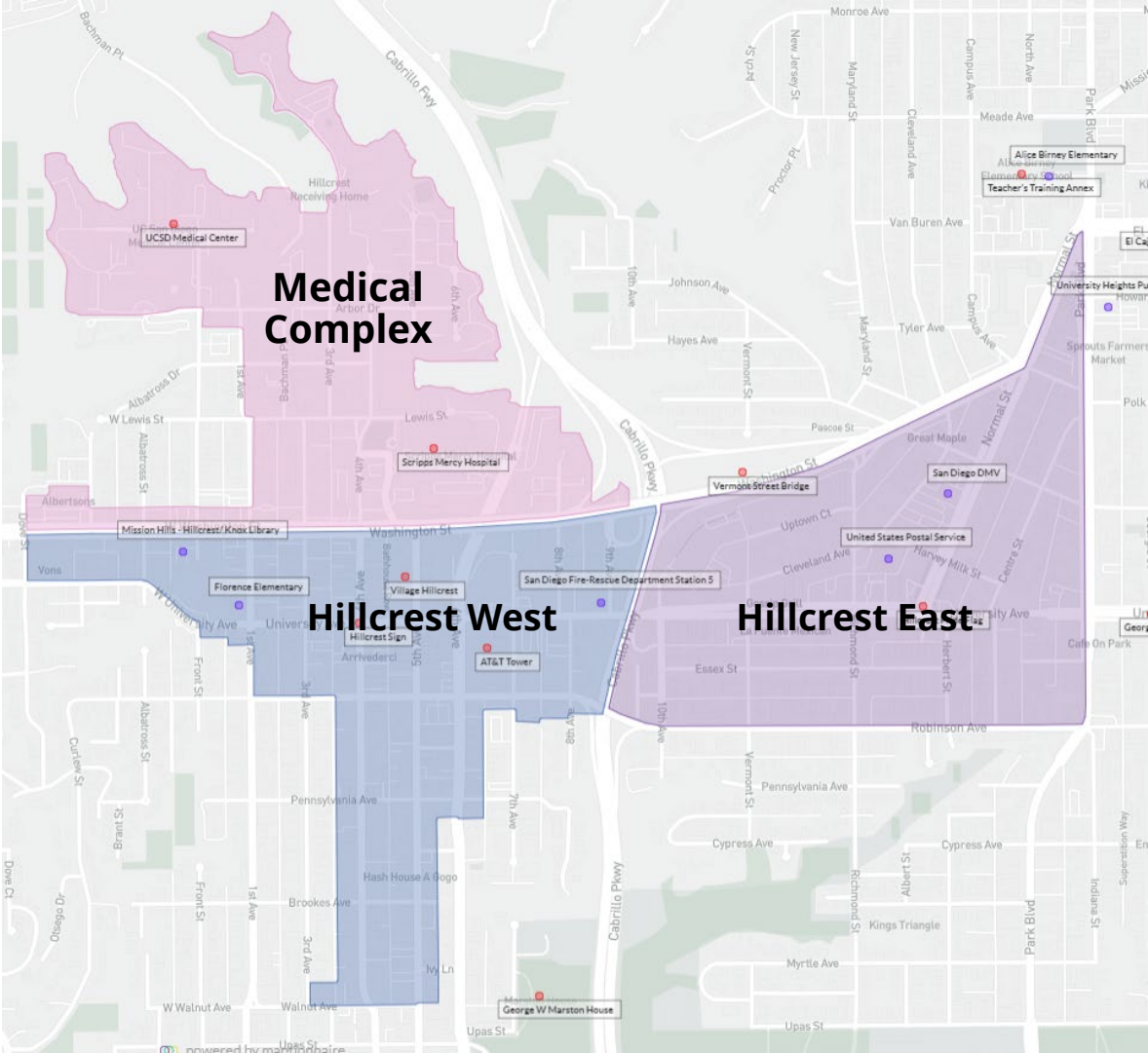


What options do you think are appropriate for Hillcrest?

No. of Respondents: 735



Subareas

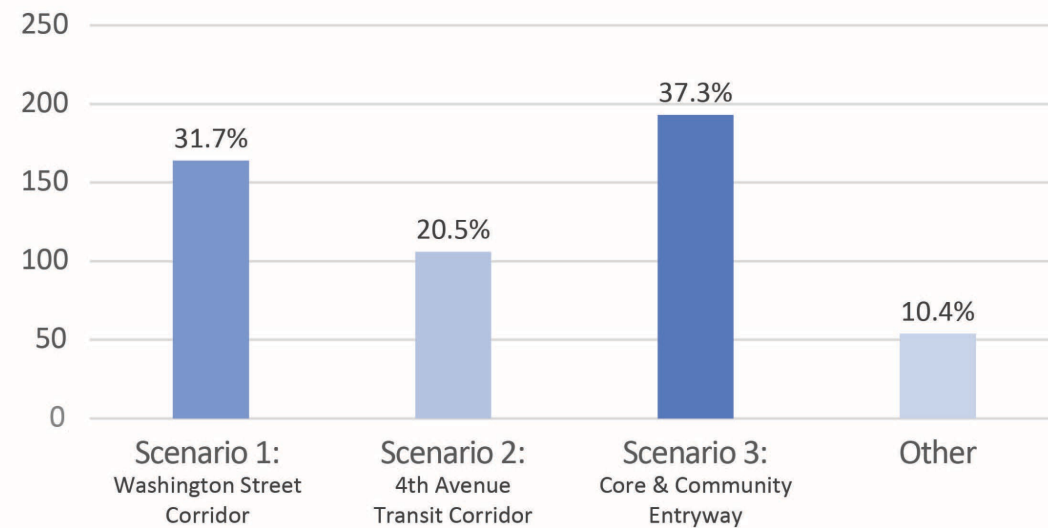


Medical Complex: Housing

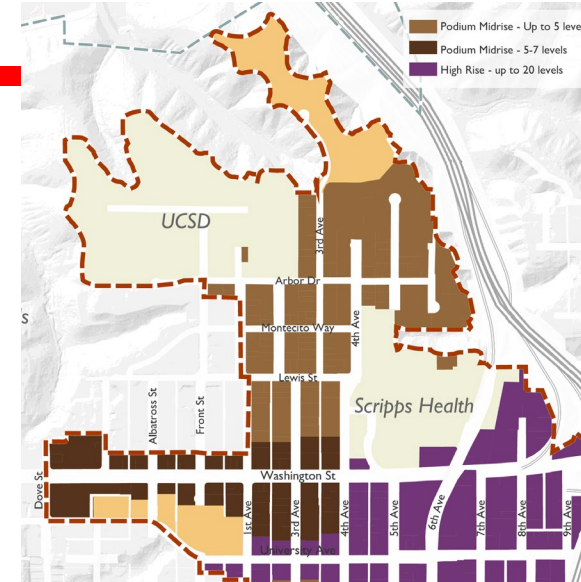


What is your preferred scenario for the future of the Medical Complex Subarea?

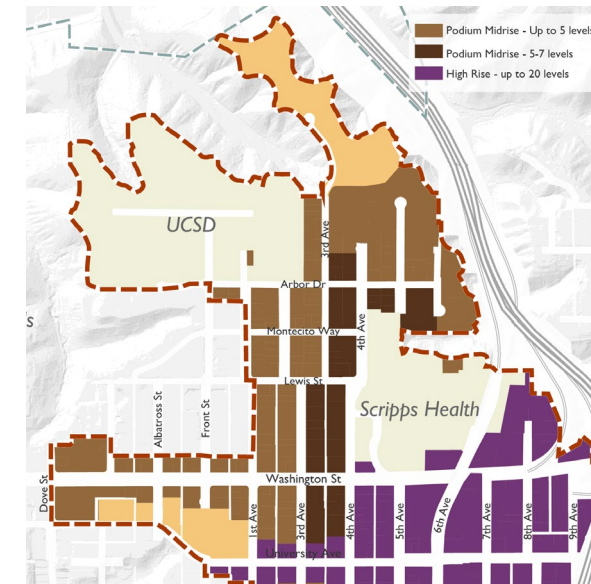
No. of Respondents: 517



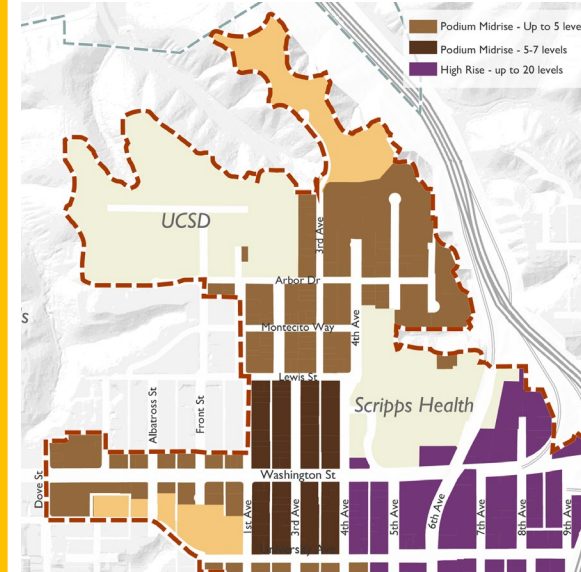
Scenario 1: Washington Street Corridor



Scenario 2: 4th Avenue Transit Corridor



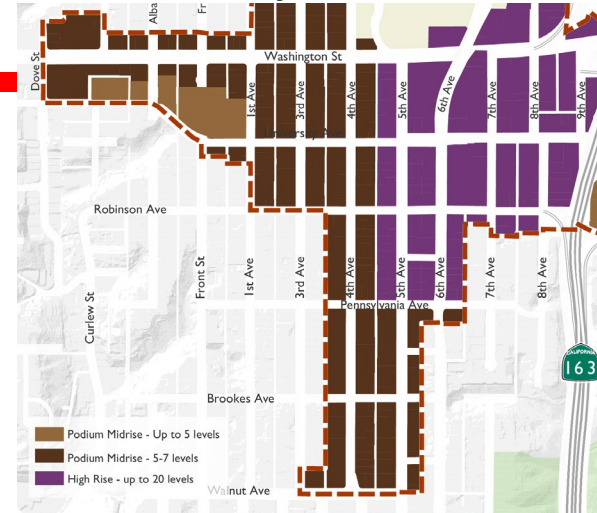
Scenario 3: Core & Community Entryway



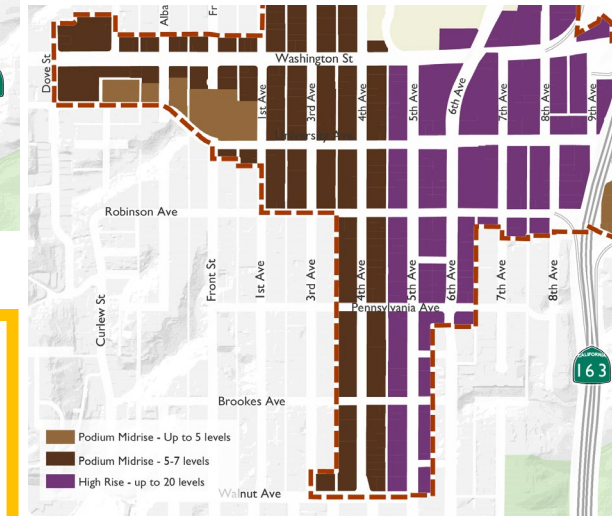
Hillcrest West: Housing



Scenario 1: Focused Density in the Core

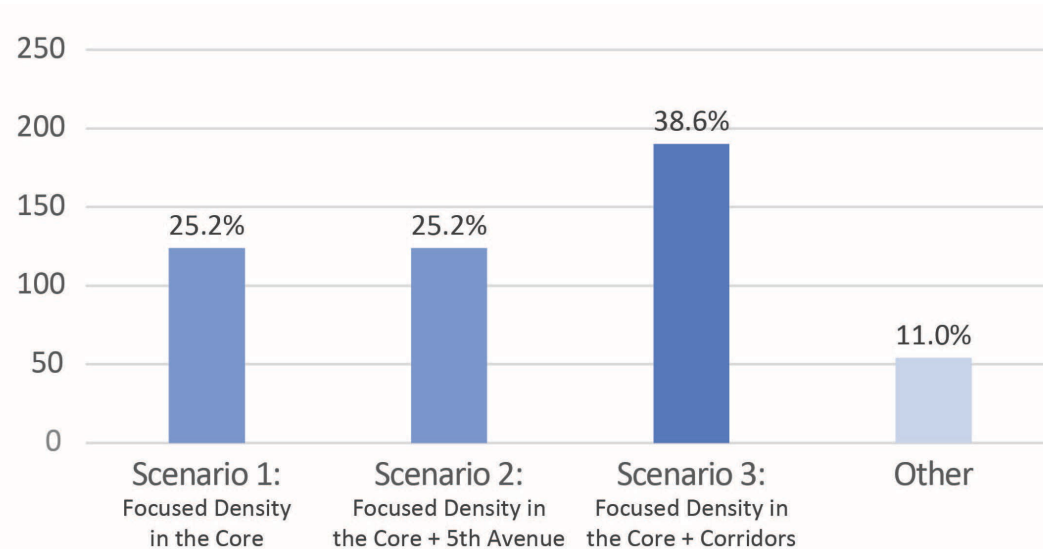


Scenario 2: Focused Density in the Core + 5th Avenue



What is your preferred scenario for the future of the Hillcrest West Subarea?

No. of Respondents: 492



Scenario 3: Focused Density in the Core + Corridors

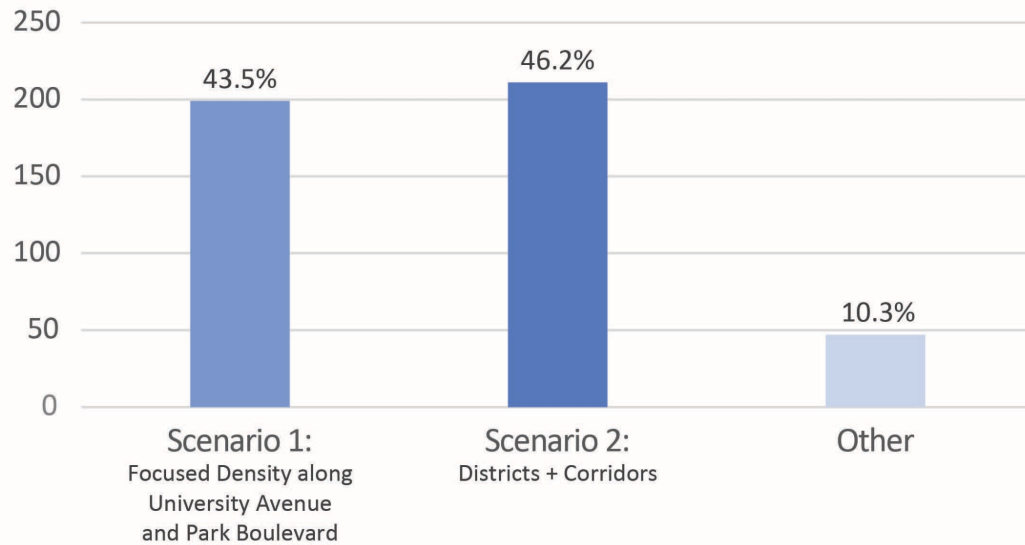


Hillcrest East: Housing



What is your preferred scenario for the future of the Hillcrest East Subarea?

No. of Respondents: 457



Scenario 1: Focused Density along University Avenue and Park Boulevard



Scenario 2: Districts + Corridors



Housing - 309 total comments

17% - No High Density/High Rise
(54 comments)

15% - More High Density/High Rise
(45 comments)

9% - No Change
(28 comments)

8% - Affordable Housing
(25 comments)



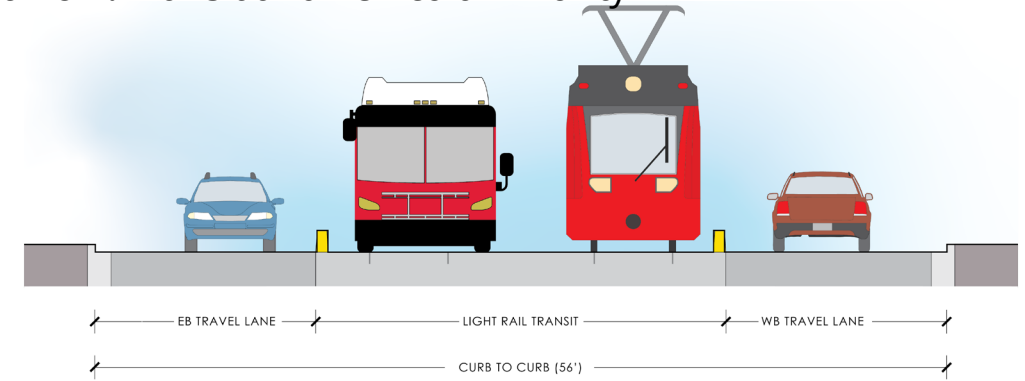
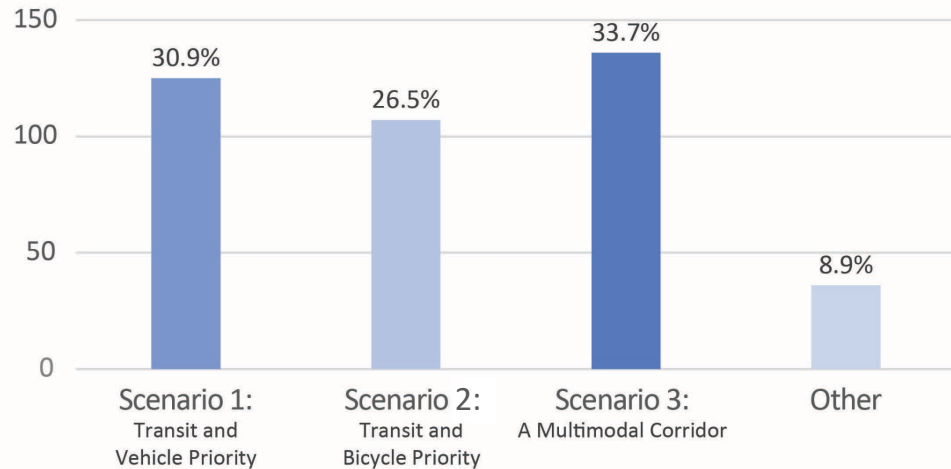
Hillcrest West: Mobility, University Avenue

Between 6th Avenue to SR163

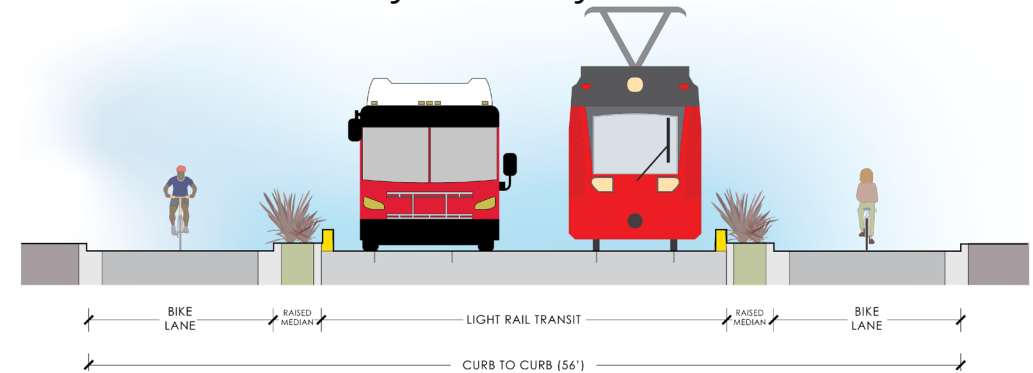
Scenario 1: Transit and Vehicular Priority

What option do you feel is closest to your vision for the future of University Avenue?

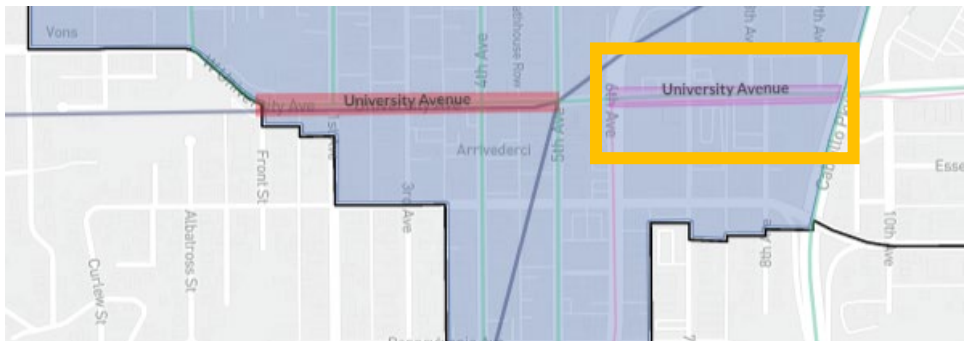
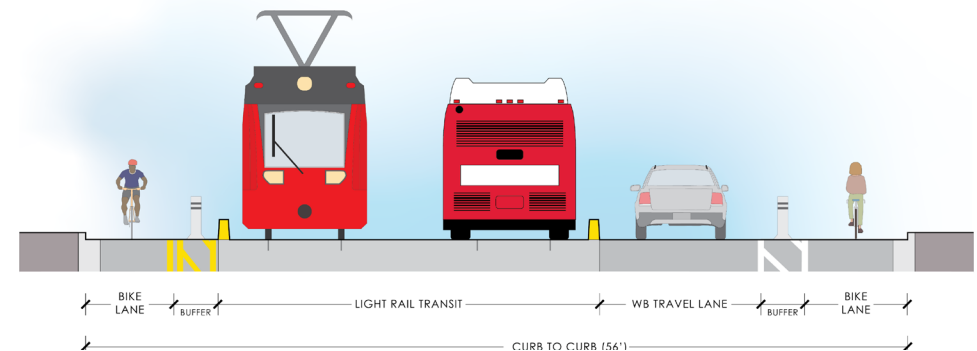
No. of Respondents: 404



Scenario 2: Transit and Bicycle Priority



Scenario 3: A Multimodal Corridor



Hillcrest Mobility: 527 Comments

17% - Bikes and Public Transit Priority
(80 comments)

15% - Increase/Improve Public Transit
(68 comments)

10% - Preserve/Add Parking
(47 comments)

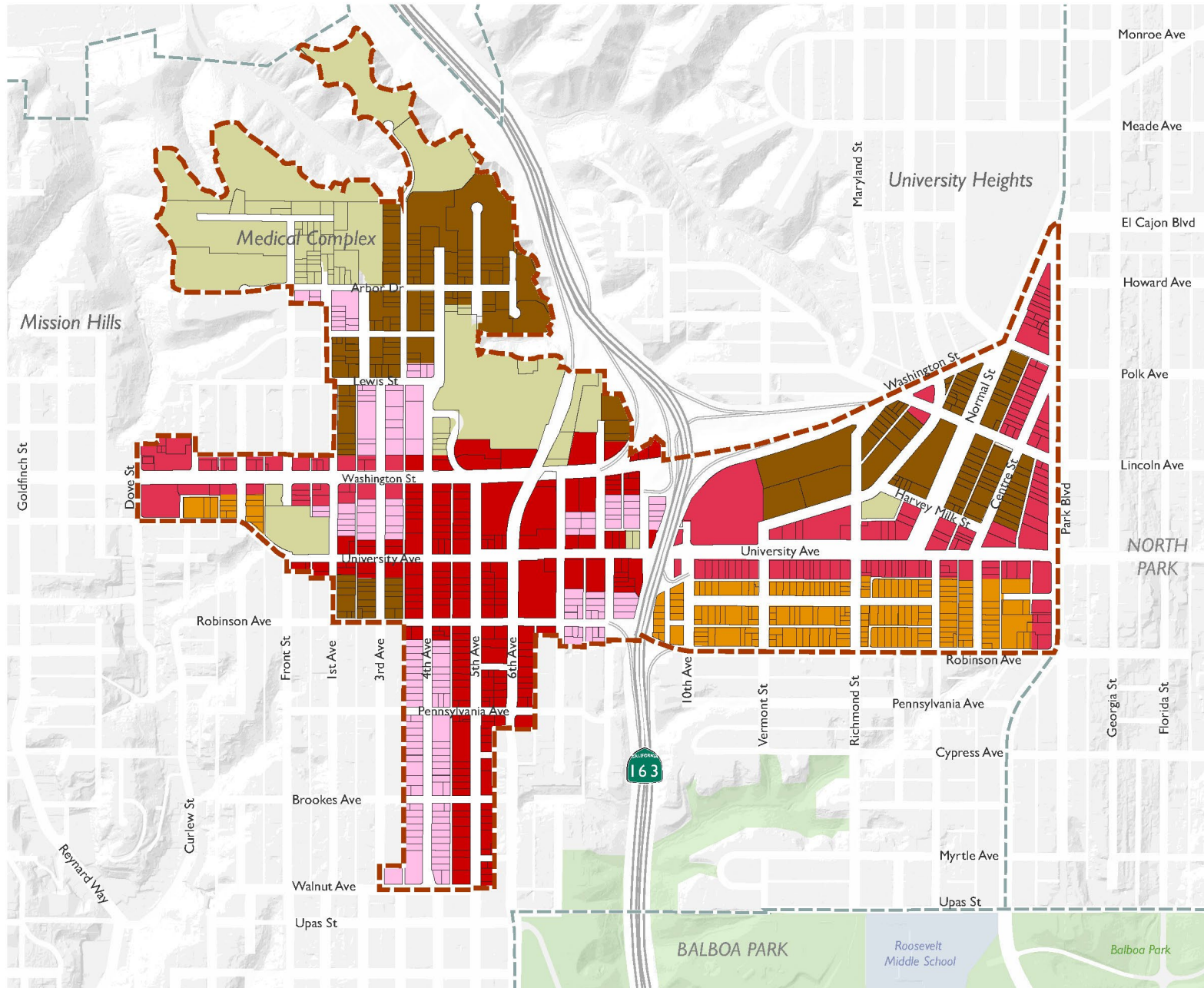
7% - Streetscape Improvements
(34 comments)











Land Use

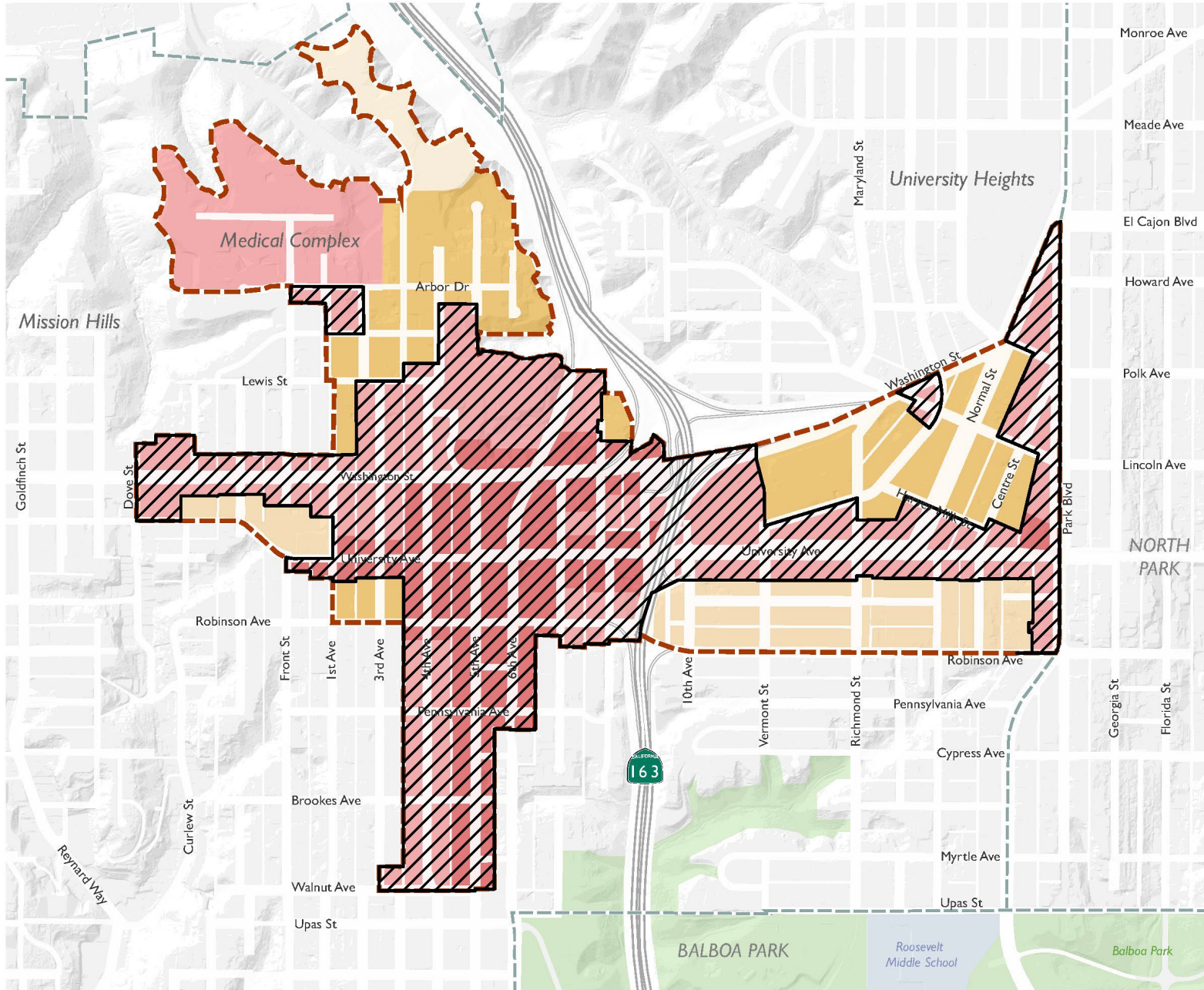



Adopted Community Plan Land Uses



-  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 Zoning - Base Zones with CPIOZ



 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)

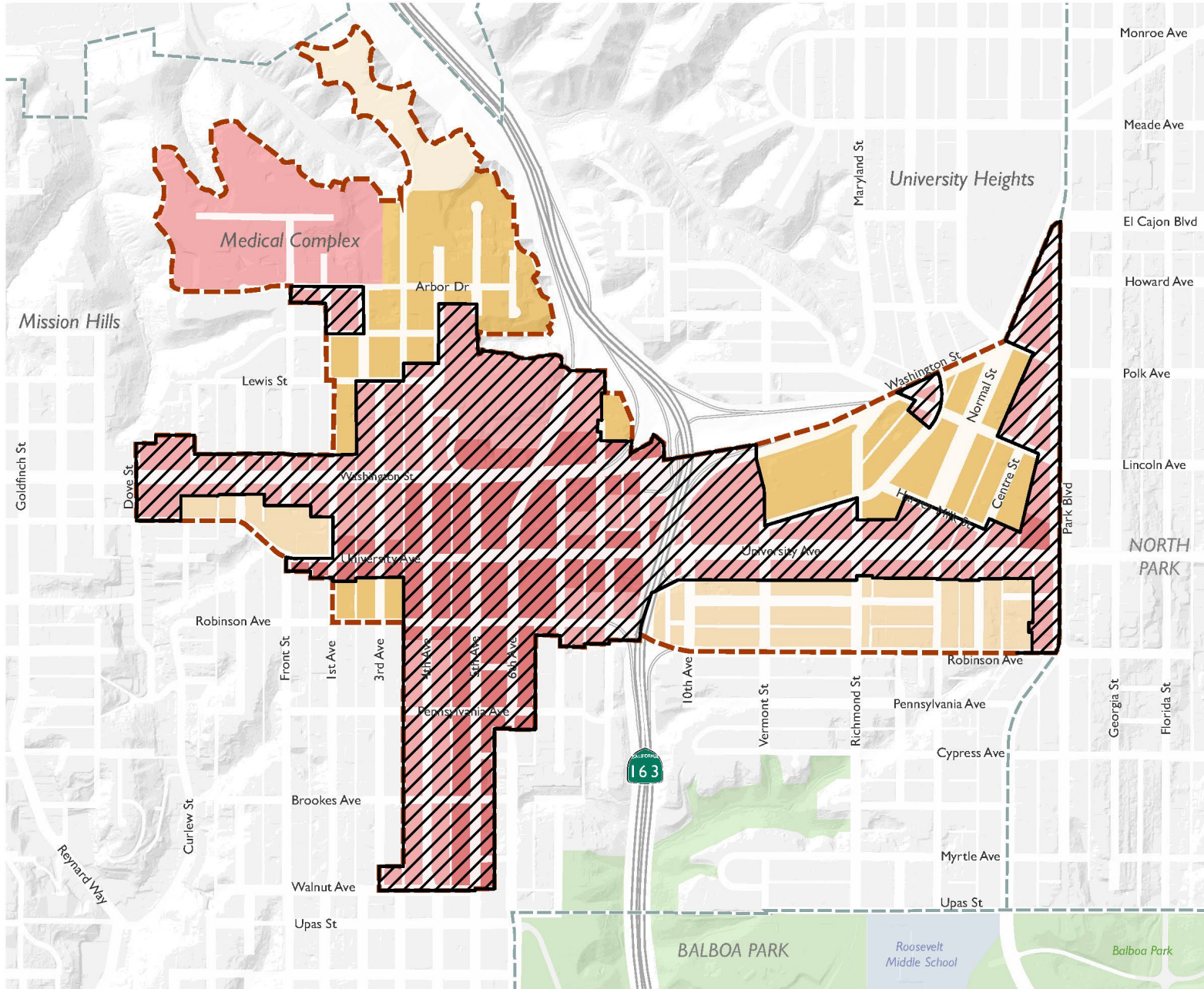
 Community Commercial (CC-3-9)









 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.

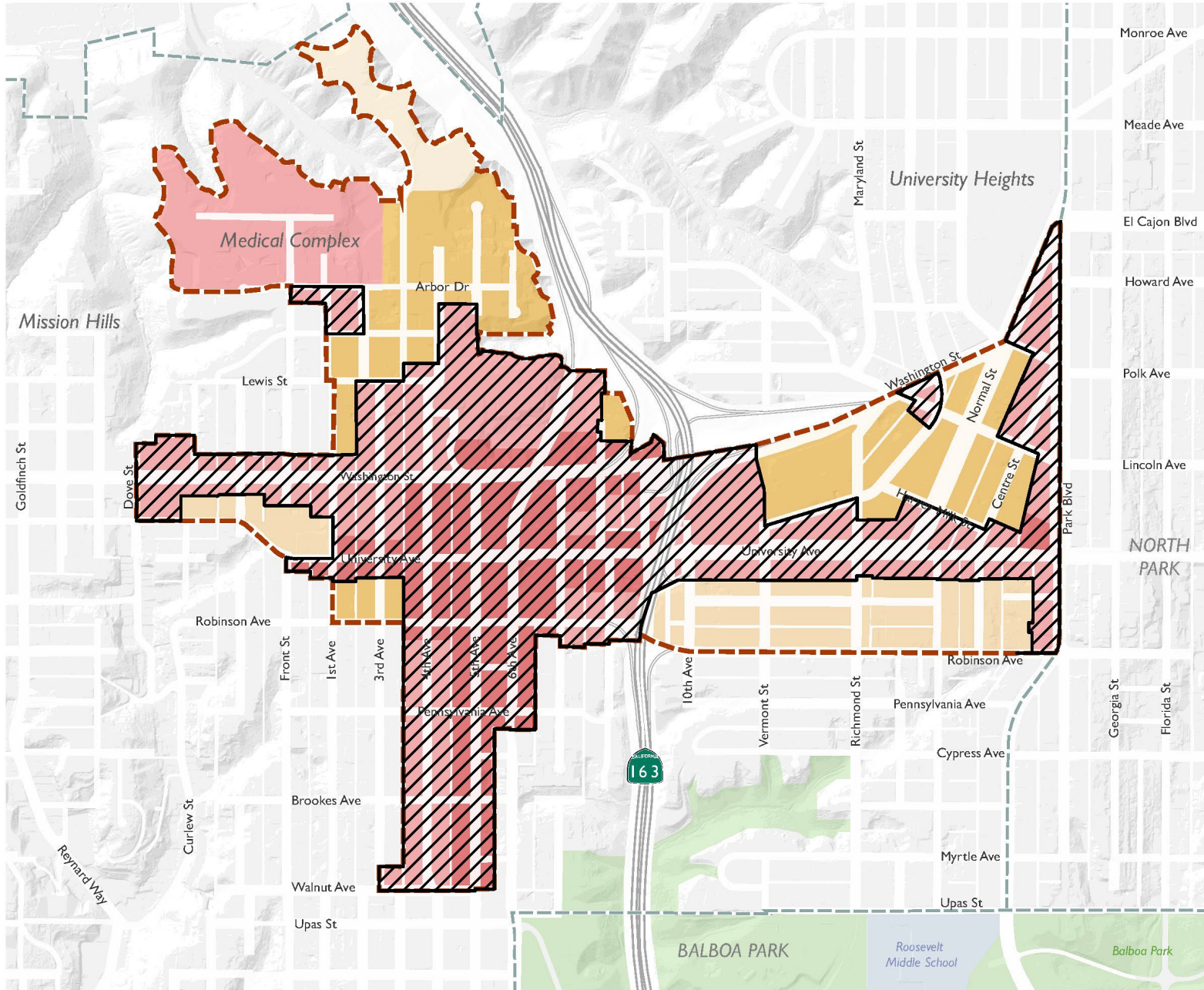
Adopted Zoning - Base Zones with CPIOZ











-  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

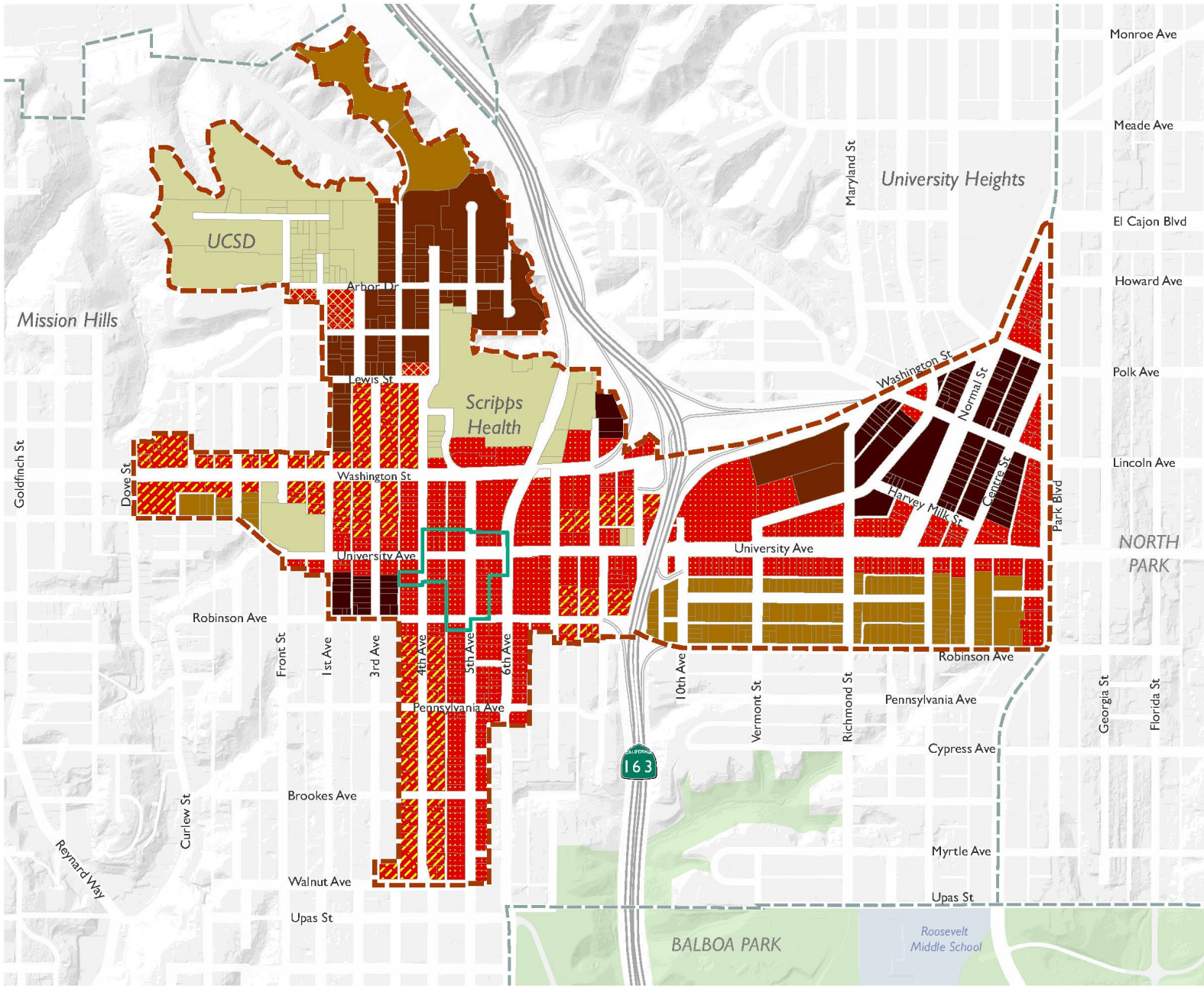
The Community Plan Implementation Overlay Zone (CPIOZ) provides Supplemental Development Regulations (SDRs) that are tailored to implement the vision and policies of this Community Plan.

Adopted Zoning - Base Zones with CPIOZ













-  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

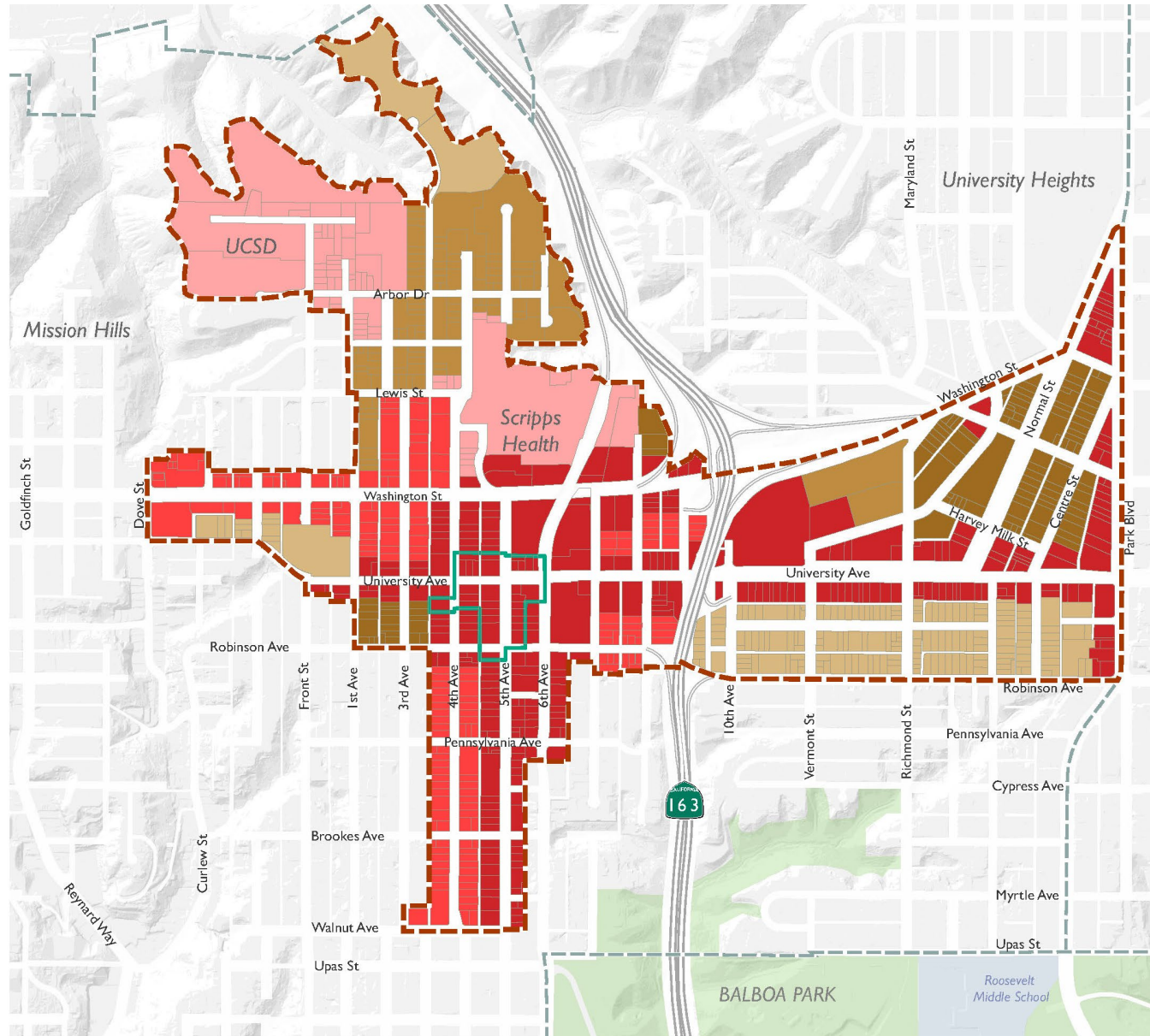
The Community Plan Implementation Overlay Zone (CPIOZ) provides Supplemental Development Regulations (SDRs) that are tailored to implement the vision and policies of this Community Plan.



Proposed Land Uses

-  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 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 7.5 FAR with mixed use bonus)
*CC 3-11	FAR based height limit	290 du/acre	4.0 FAR (up to 8.5 FAR with mixed use bonus)

*New base zones proposed by the Hillcrest Focused Plan Amendment

Housing

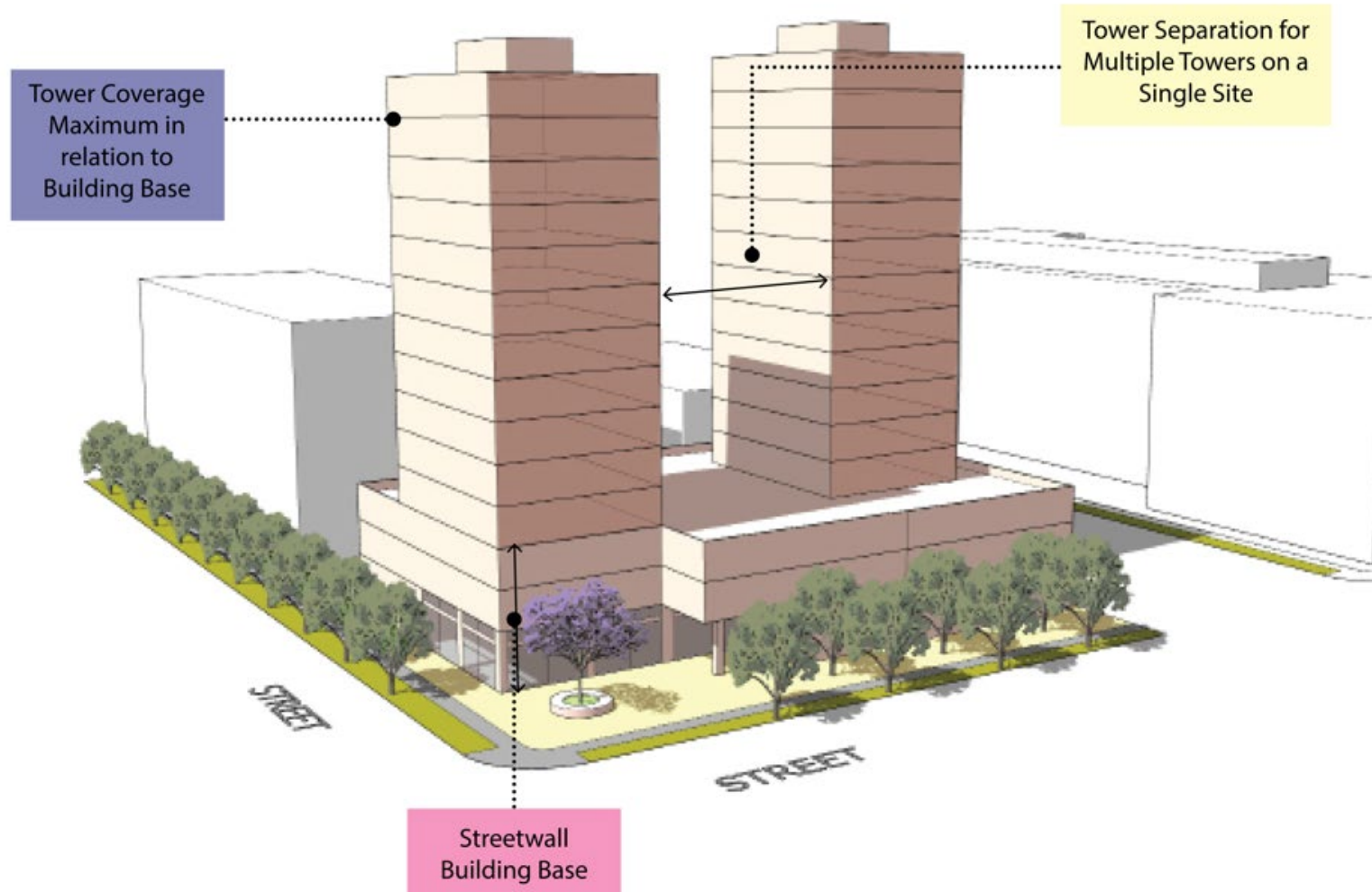
Total Theoretical Potential Buildout*	
	Homes
Existing (SANDAG 2020 data)	4,800
Current Uptown Plan Capacity (Adopted Community Plan)	16,000
Proposed Focused Plan Amendment Capacity	35,000
Additional Theoretical Maximum Capacity Proposed by FPA:	19,000

*Rounded to the nearest hundred.

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

Urban Design / Building Form

Tower Controls for Buildings Over 95' in Height





Public Spaces

Public Realm and Parks (SDRs)



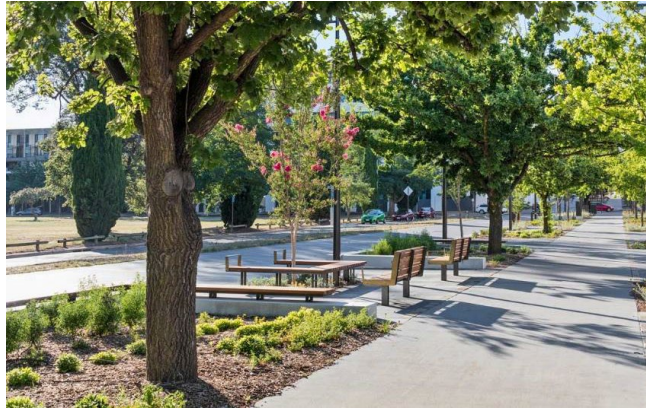
Corner / Entry
Plazas

Pocket Parks,
Paseos, Courtyards

Linear Promenade

Urban Pathway

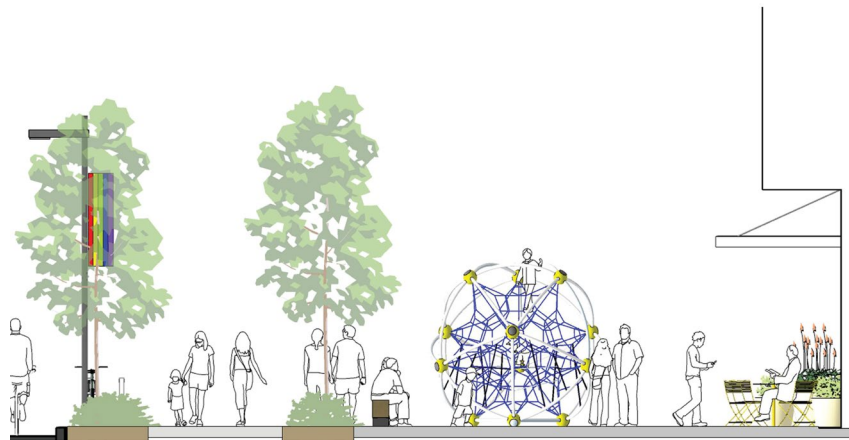
Public Realm and Parks (SDRs)



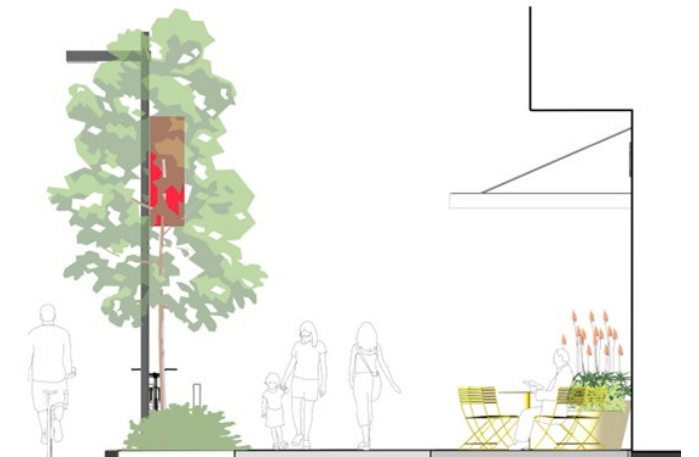
Parks



Corner / Entry Plazas



Linear Promenades



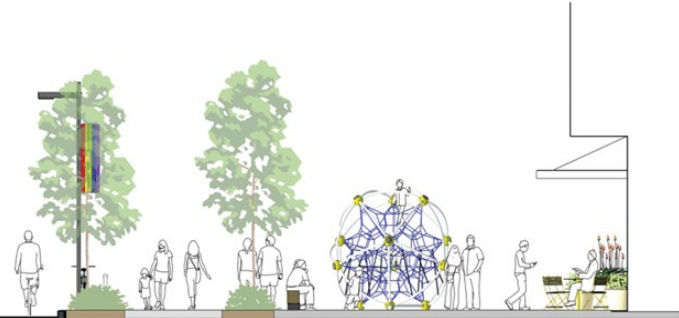
Urban Pathways



Mobility

Recommended Pedestrian Enhancements

Linear Promenades

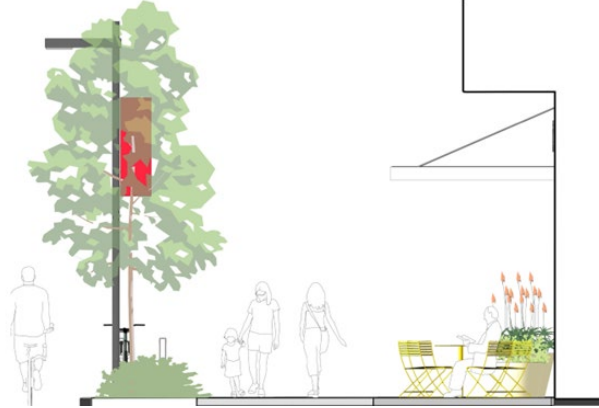


Curb Extension / Bulb-outs



Pedestrian Refuge

Urban Pathways



Continental Crosswalks






Leading Pedestrian Interval




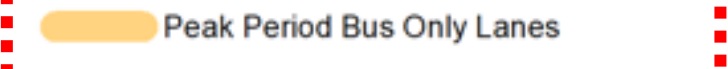

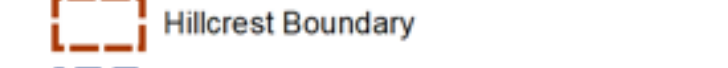
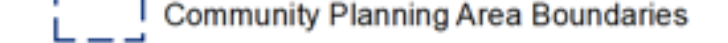
Pedestrian Countdown

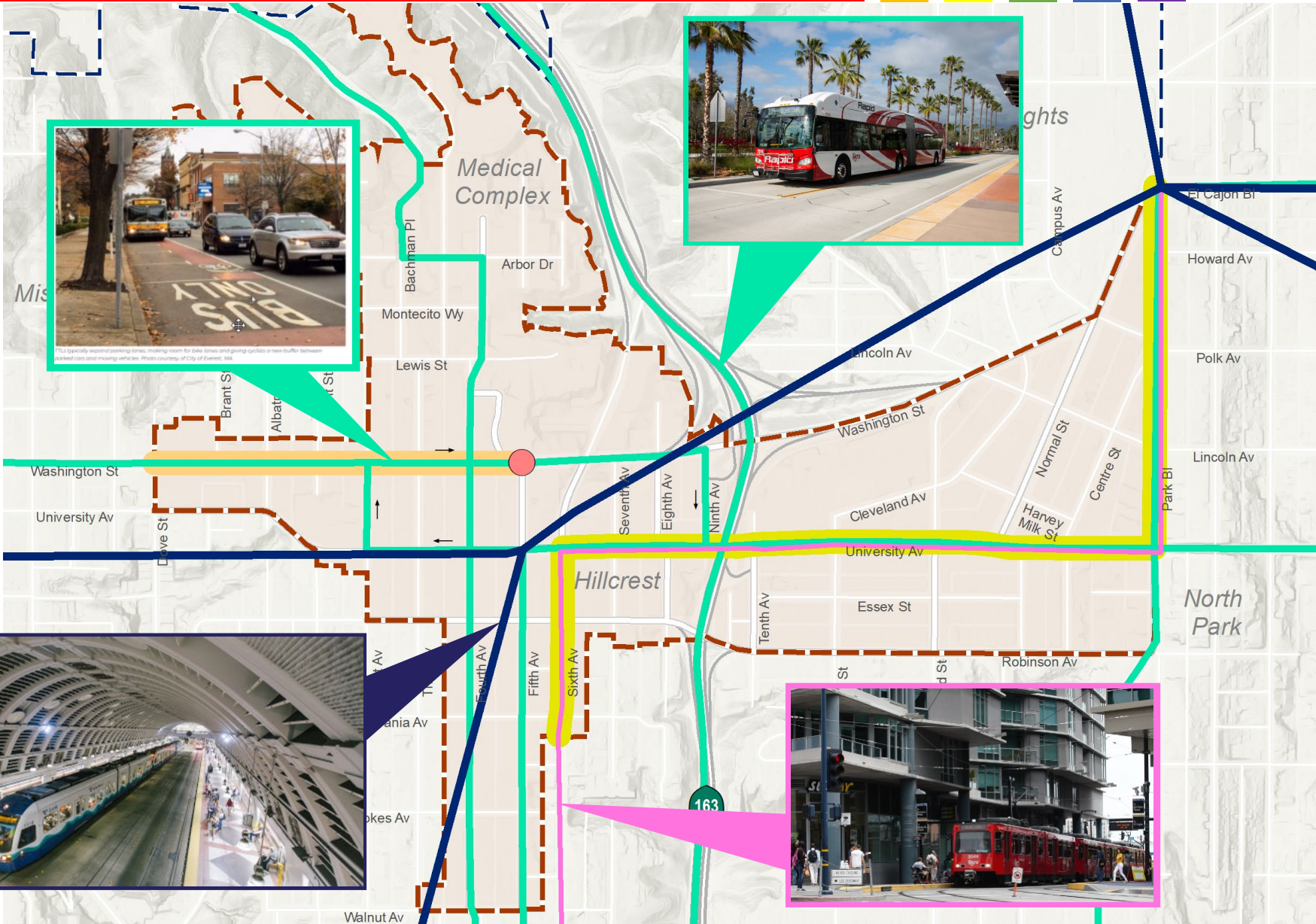
Recommended Transit Network

Planned Transit Improvements (2021 RTP)

-  Commuter Rail
-  Light Rail or Streetcar
-  Next Gen Rapid

Recommended Transit Improvements

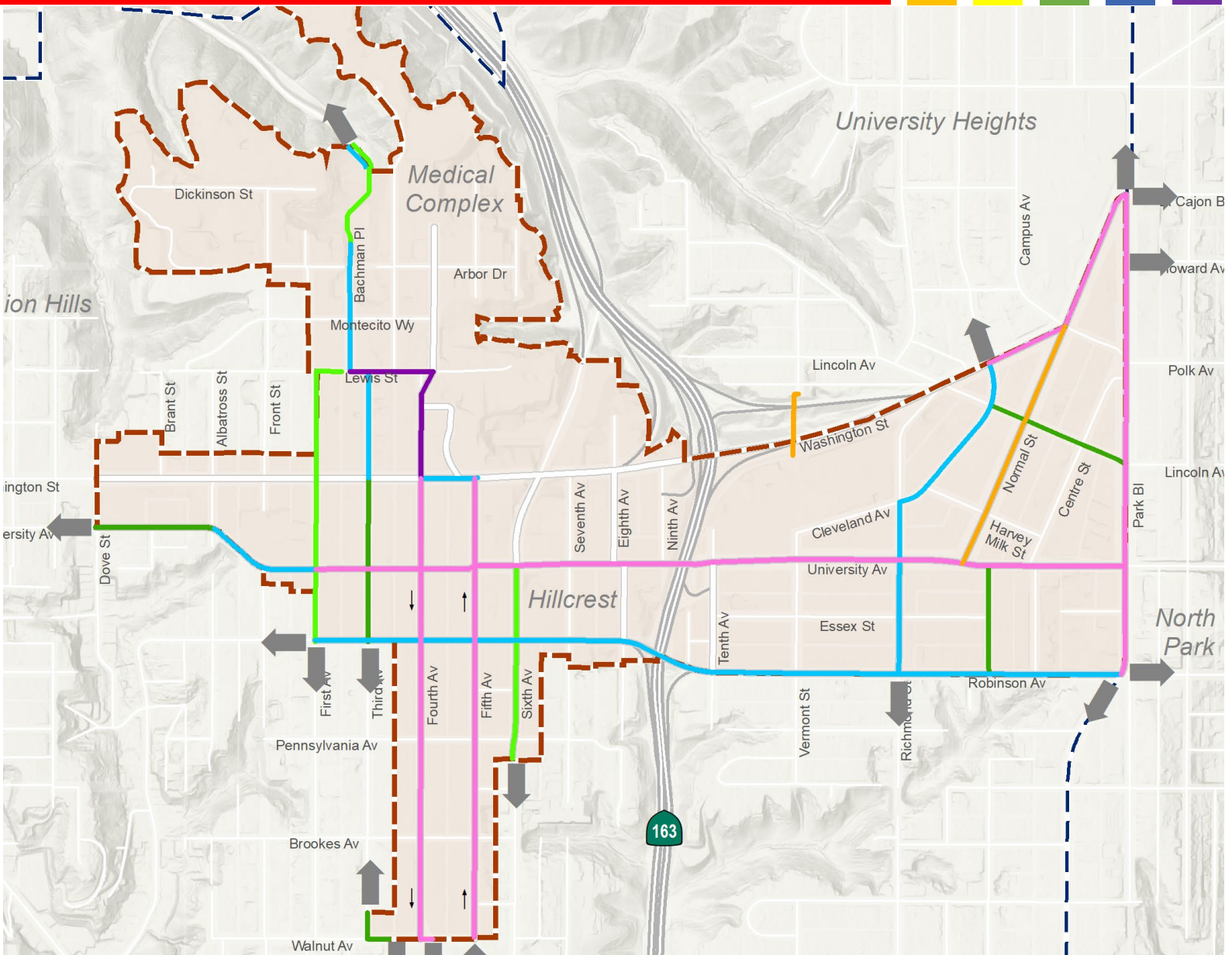
-  Center Running Transit Guideway
-  Peak Period Bus Only Lanes
-  Queue Jump/Transit Signal Priority
-  Hillcrest Boundary
-  Community Planning Area Boundaries



Recommended Bicycle Network


















Recommended Bicycle Facility Classifications

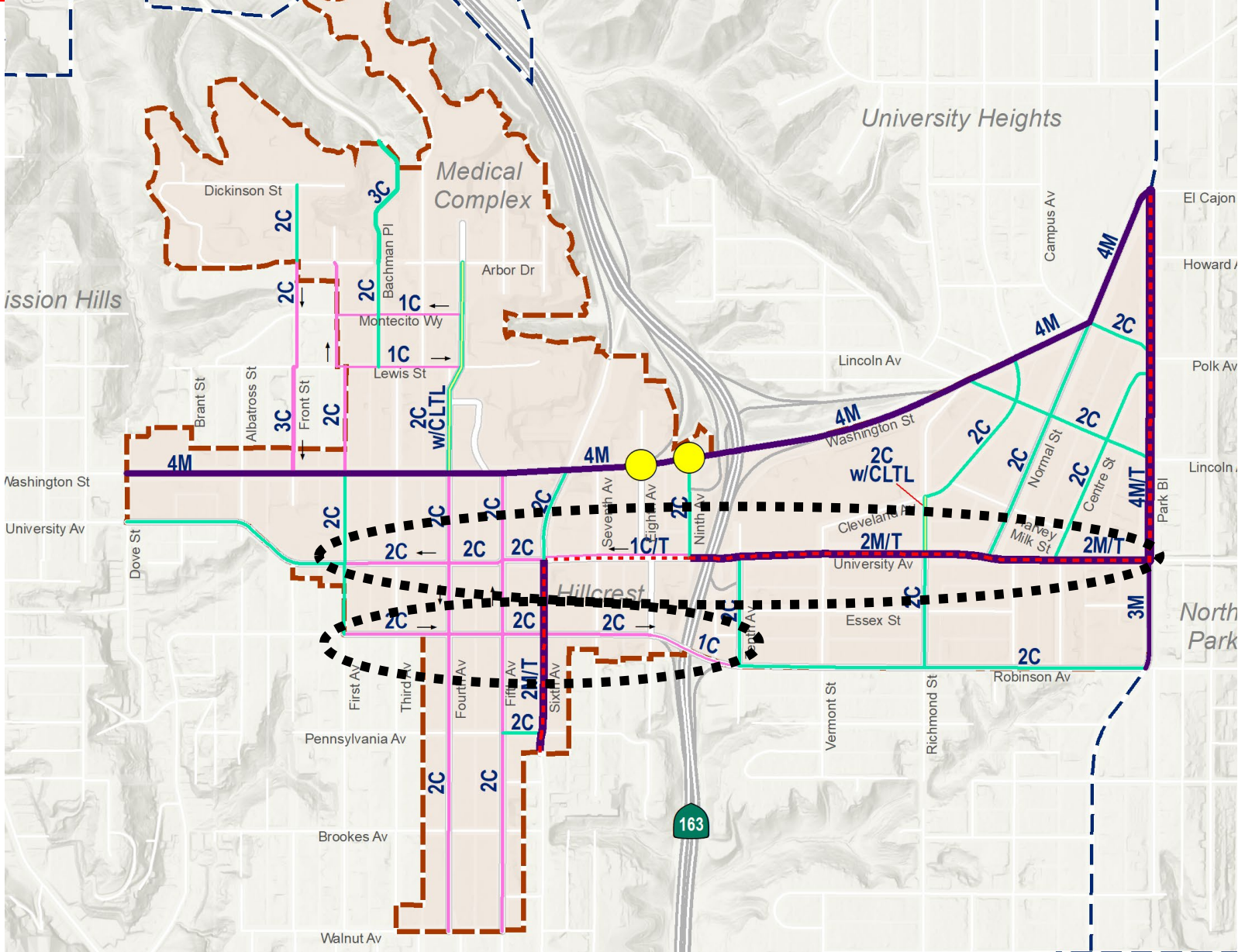
- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route
- Class II/III - Bike Lane / Bike Route
- Class IV - Cycle Track (One-Way)
- Class IV - Cycle Track (Two-Way)
- Enhanced Class III - Bike Boulevard
- Hillcrest Boundary
- Community Planning Area Boundaries
- ➔ Bicycle Connection to Neighboring Community



Recommended Vehicular Network









Recommended Functional Classifications

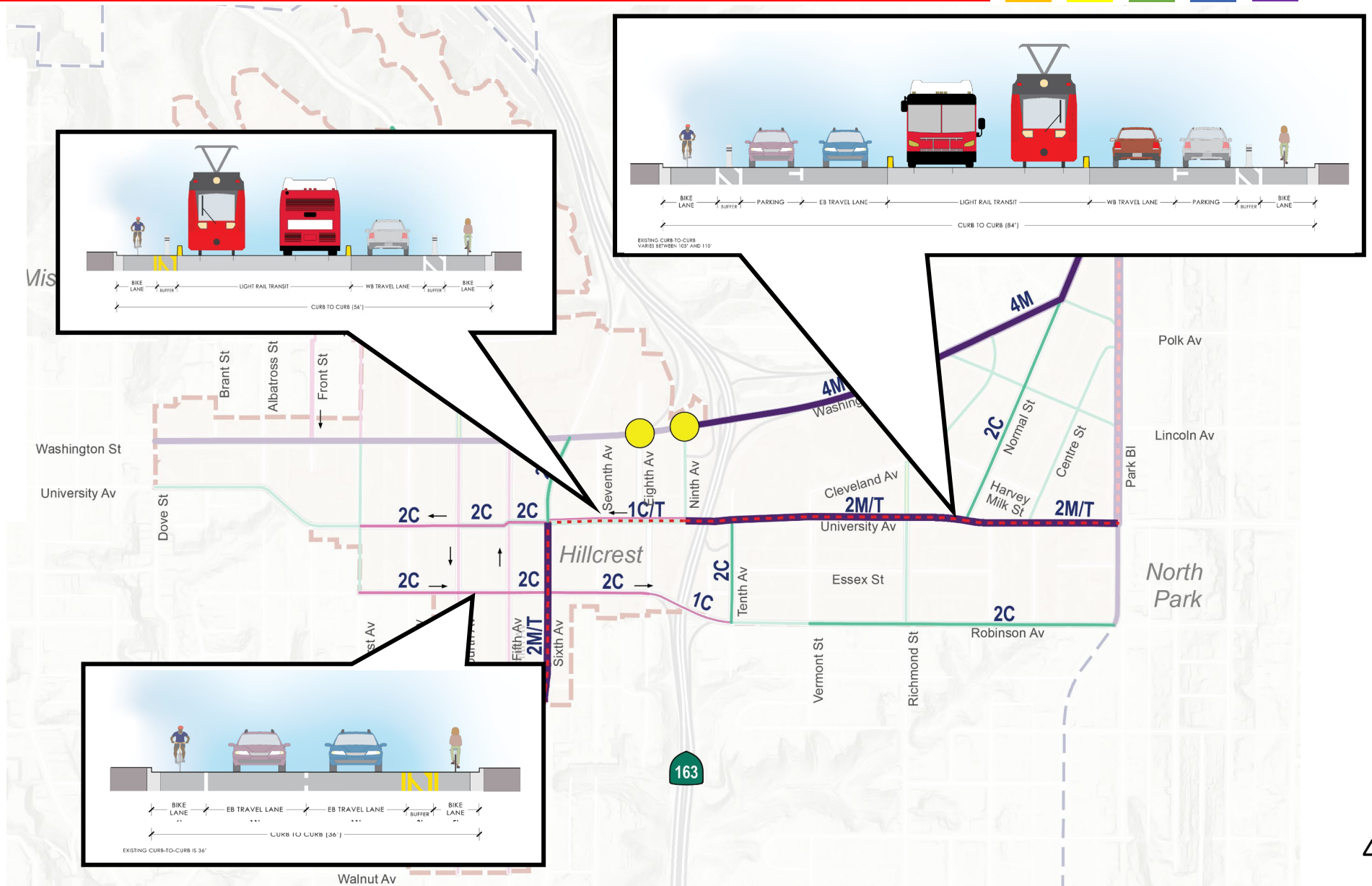
-  6-Lane Major Arterial (6M)
-  5-Lane Major Arterial (5M)
-  4-Lane Major Arterial w/Center Running Transit (4M/T)
-  4-Lane Major Arterial (4M)
-  3-Lane Major Arterial (3M)
-  2-Lane Major Arterial w/Center Running Transit (2M/T)
-  4-Lane Collector (4C)
-  3-Lane Collector (3C)
-  3-Lane Collector Oneway (3C)
-  2-Lane Collector w/Center Left Turn Lane (2C w/CLTL)
-  2-Lane Collector (2C)
-  2-Lane Collector Oneway (2C)
-  1-Lane Collector Oneway w/Center Running Transit (1C/T)
-  1-Lane Collector Oneway (1C)
-  Potential Signal Improvements
-  Hillcrest Boundary
-  Community Planning Area Boundaries



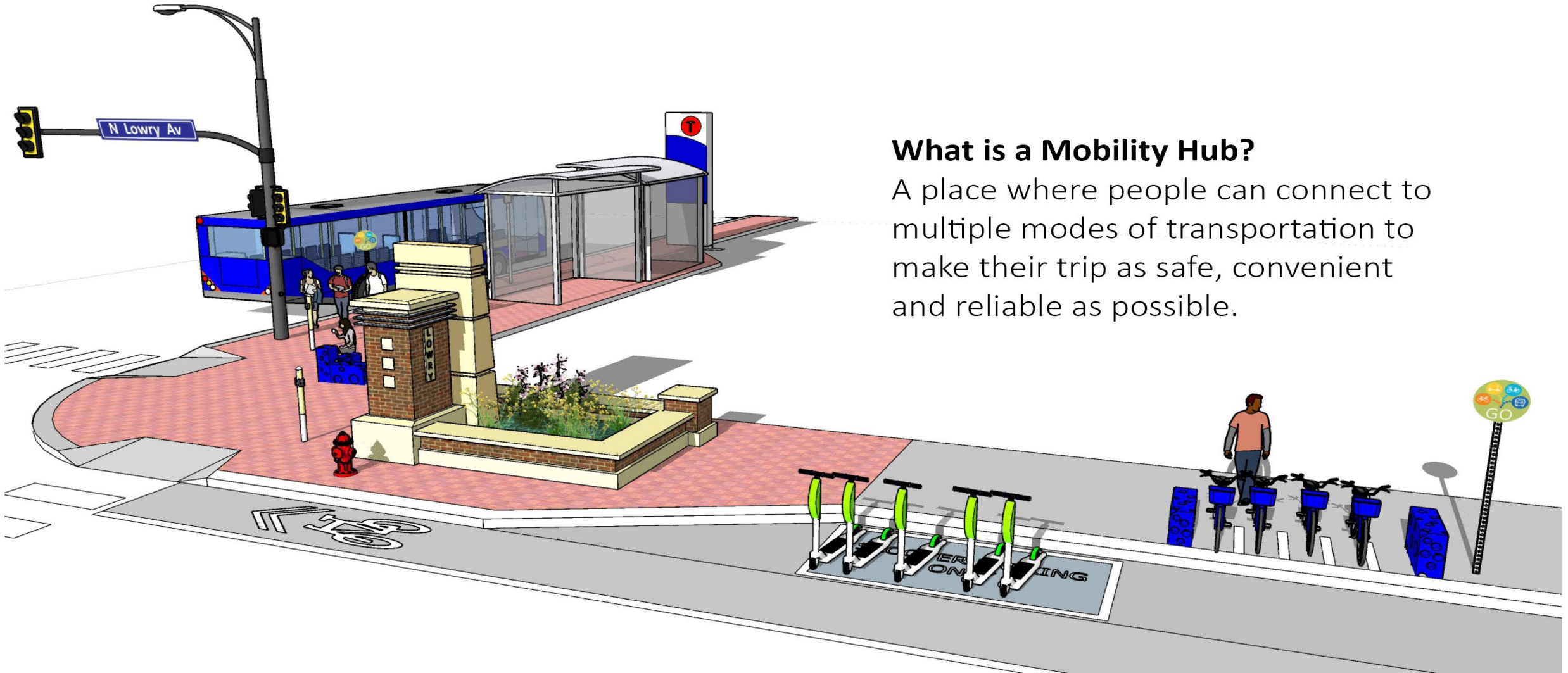
Recommended Vehicular Network

Recommended Functional Classifications

-  4-Lane Major Arterial (4M)
-  2-Lane Major Arterial w/Center Running Transit (2M/T)
-  3-Lane Collector (3C)
-  2-Lane Collector (2C)
-  2-Lane Collector Oneway (2C)
-  1-Lane Collector Oneway w/Center Running Transit (1C/T)
-  1-Lane Collector Oneway (1C)
-  Potential Signal Improvements



Mobility Hub Concepts



What is a Mobility Hub?

A place where people can connect to multiple modes of transportation to make their trip as safe, convenient and reliable as possible.

Advantages of the Recommended Network

- ✓ Provides peak-hour transit priority treatment on Washington Street –
- ✓ One-way couplets reduce intersection conflict and improves operations and safety with speed management
- ✓ Increases roadway capacity and better accommodates anticipated growth
- ✓ Maintains access to/from Fire Station No 5
- ✓ Best accommodates all users and moves people (not just cars) most efficiently
- ✓ Continuous bikeways on several major roadways within community connecting to regional facilities



Historic

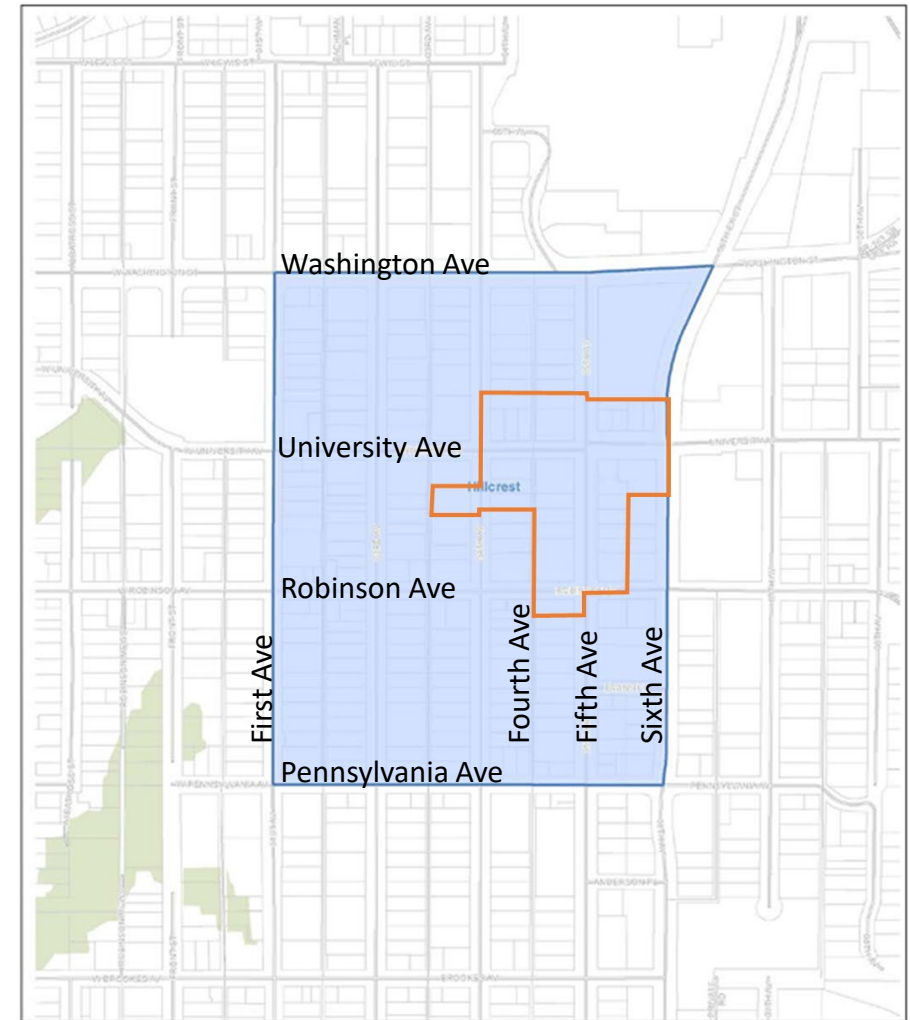
Hillcrest Historic District

Implements 2016 Uptown CPU Policies

- Larger district identified and recommended for future study.

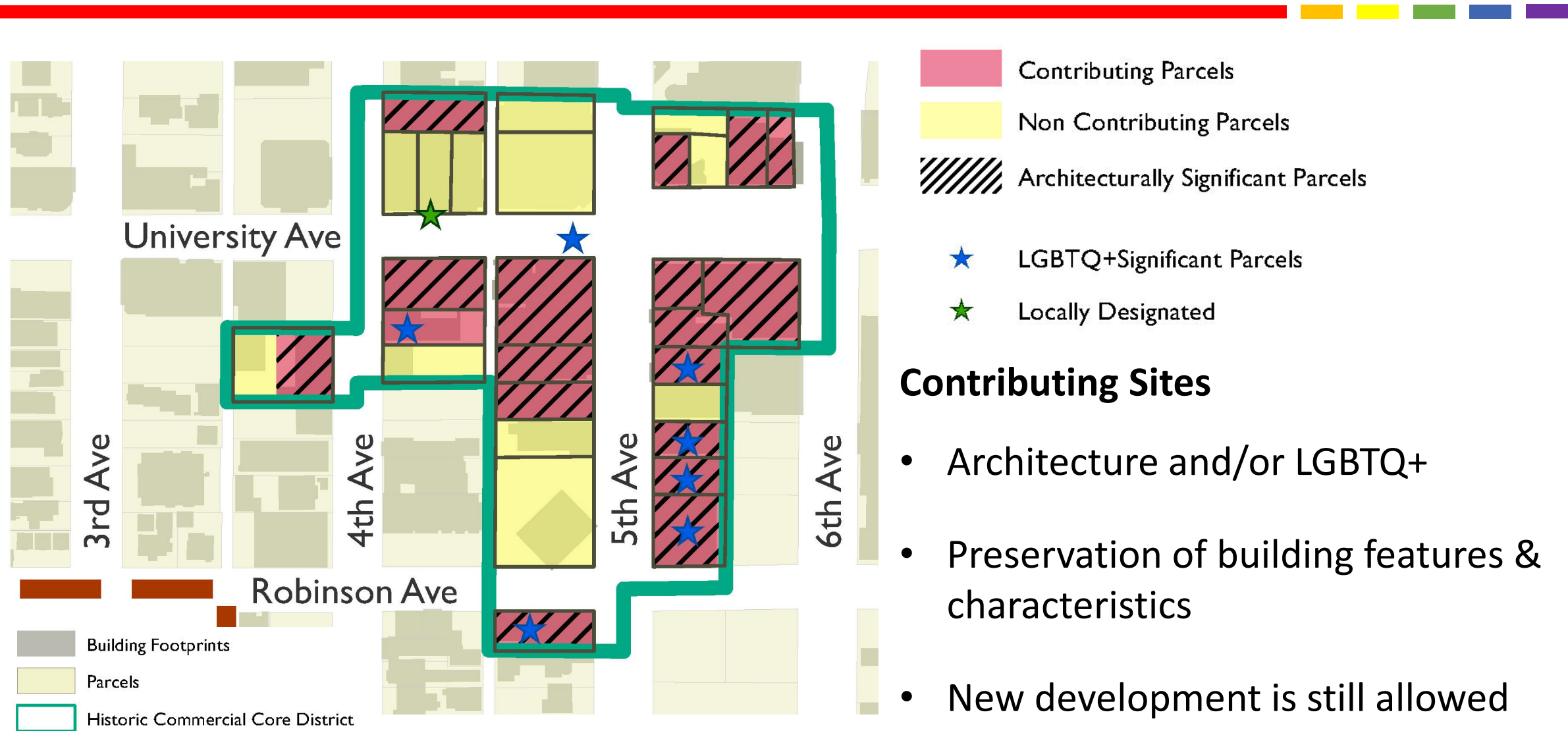
Detailed Evaluation for Hillcrest FPA

- Found that a smaller boundary within the FPA is significant & eligible for:
 - Architecture
 - Association with LGBTQ+ History
- Less than 3% of FPA



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

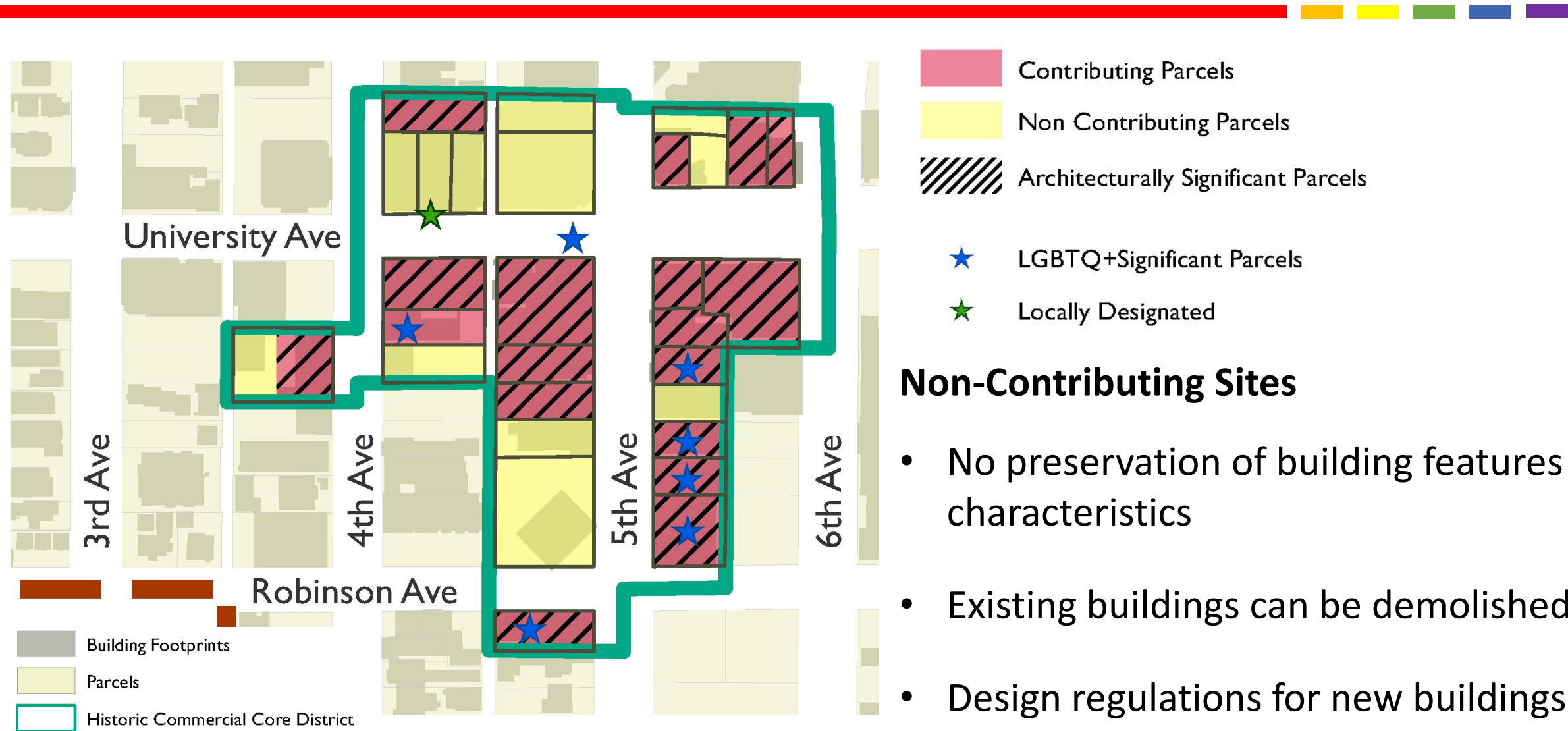
Proposed Hillcrest Historic District



Contributing Sites

- Architecture and/or LGBTQ+
- Preservation of building features & characteristics
- New development is still allowed

Proposed Hillcrest Historic District



Hillcrest Historic District Draft Design Regulations



What are the Critical Historic Features?

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

How do we Preserve those Critical Features?

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

Hillcrest Historic District Draft Design Regulations

Development on a Non-contributing Site

Development on a Contributing Site

Tower Coverage
Max. 75% of
Building Base

10'

20'

Streetwall must be provided
for a minimum 70% of the
Building Frontage
Streetwall Building
Base Height to match
"Contributing Parcels"

10' Streetwall Setback on
Robinson Ave.

Corner Plaza

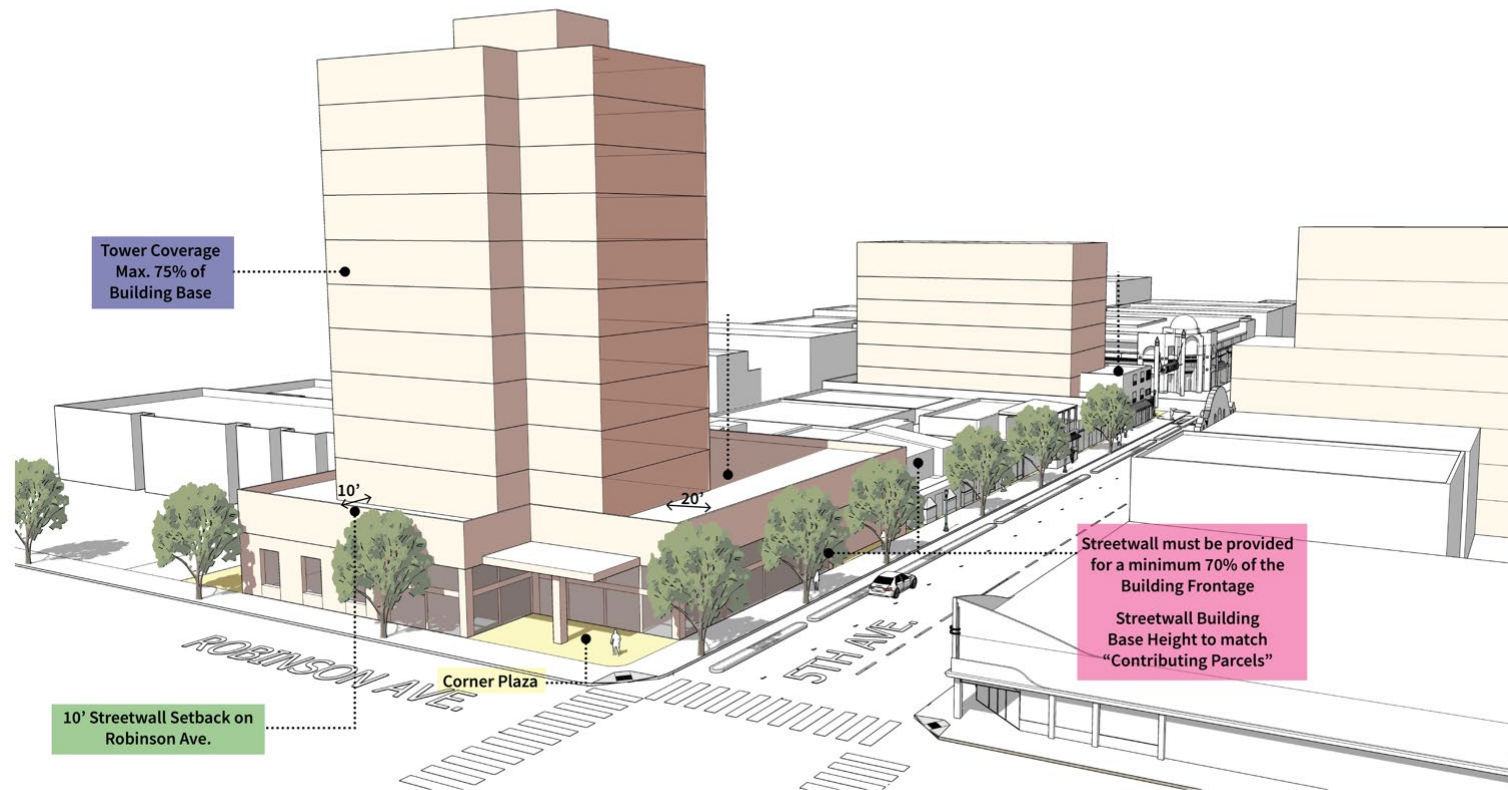
ROBINSON AVE.

5TH AVE.

Storefronts & Streetwall

- Preservation of contributing storefronts.
- Side and rear walls can generally be removed.
- 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.

Hillcrest Historic District Draft Design Regulations



Massing Controls & Stepbacks for All Sites

- Minimum setbacks 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 Design Regulations



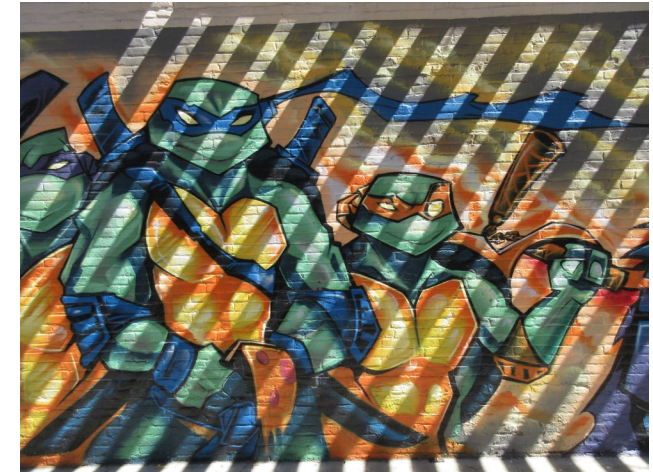
Sidewalk Cafes & Spaces as Places



Materials & Colors



Signage & Advertising



Murals & Art

Hillcrest Historic District: Questions Raised

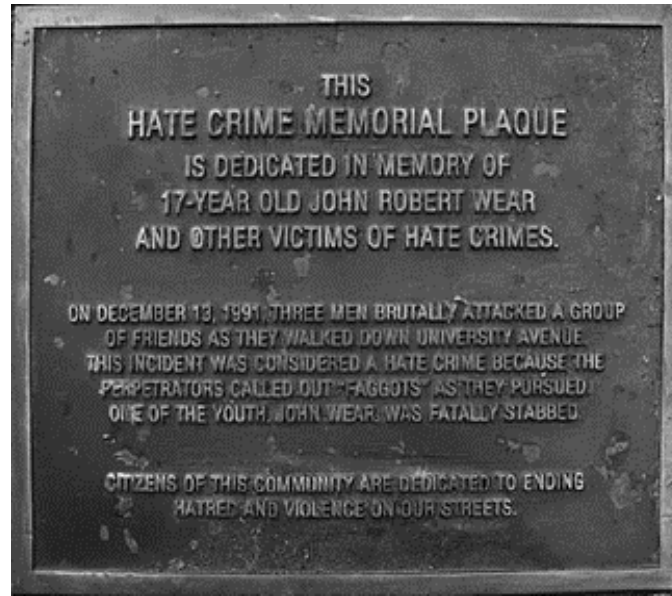
Why a Historic District and what are the benefits?

- Implements the 2016 Uptown Community Plan.
- Fulfills one of the key objectives of the Hillcrest FPA.
- Provides clarity regarding which resources are significant, as well as a clear and consistent path forward for development within the district.

Will the Historic District allow for new buildings including housing?

- Absolutely. The new base zone and Historic District SDRs will allow new development and housing, including towers.

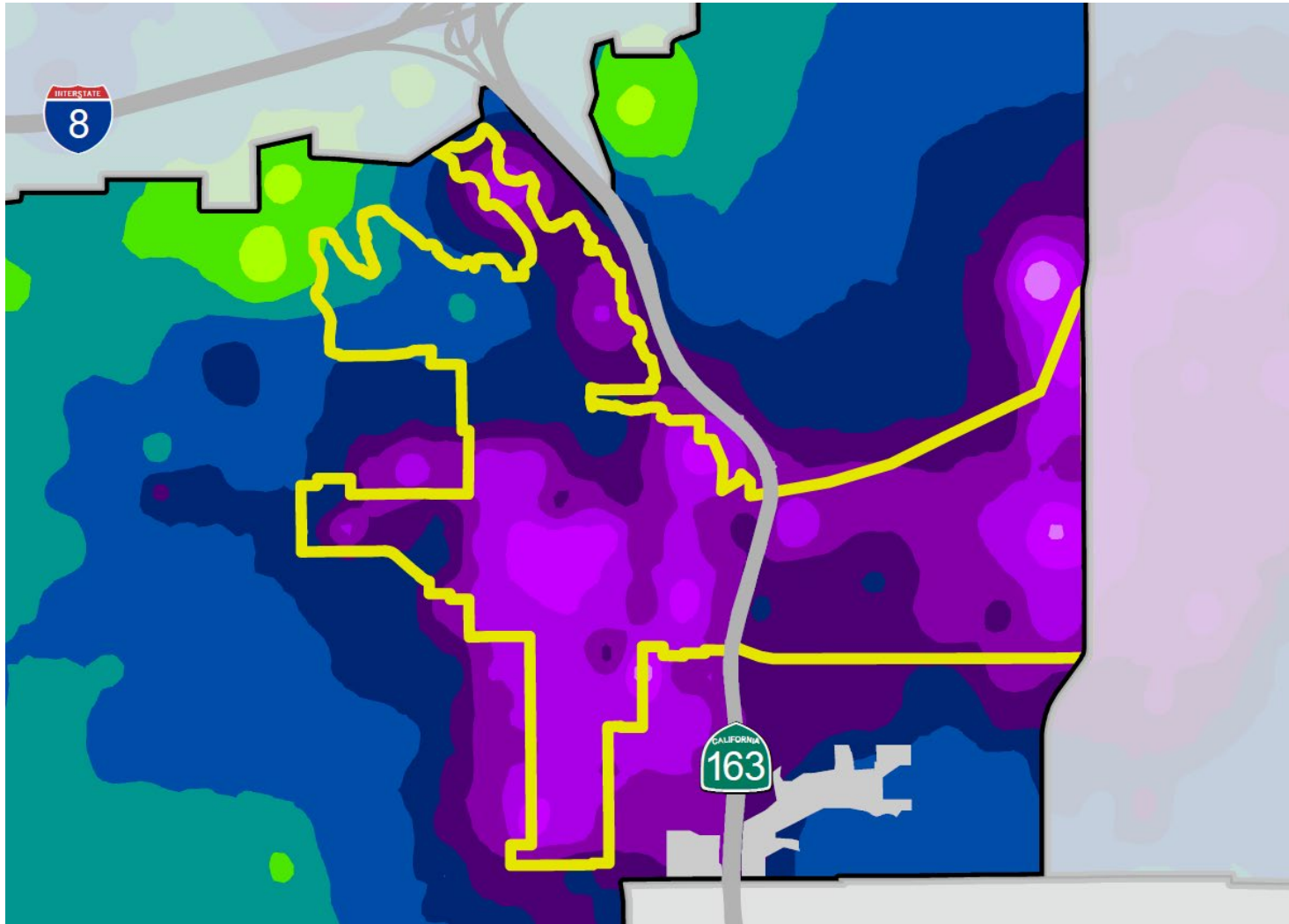
Hillcrest Interpretive Plan & Cultural District



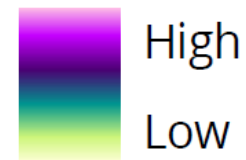


Blueprint SD Preliminary Analysis

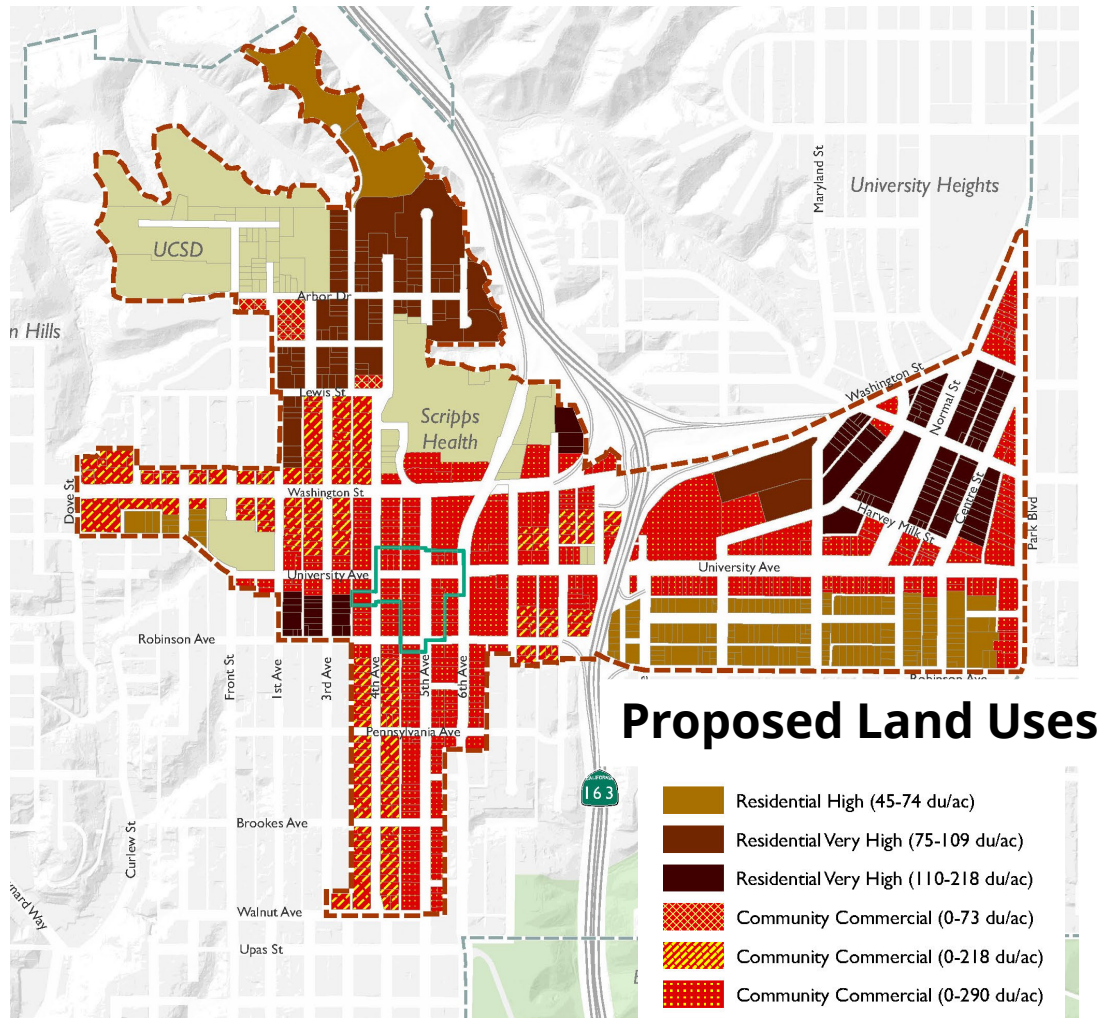
Blueprint SD (Draft)



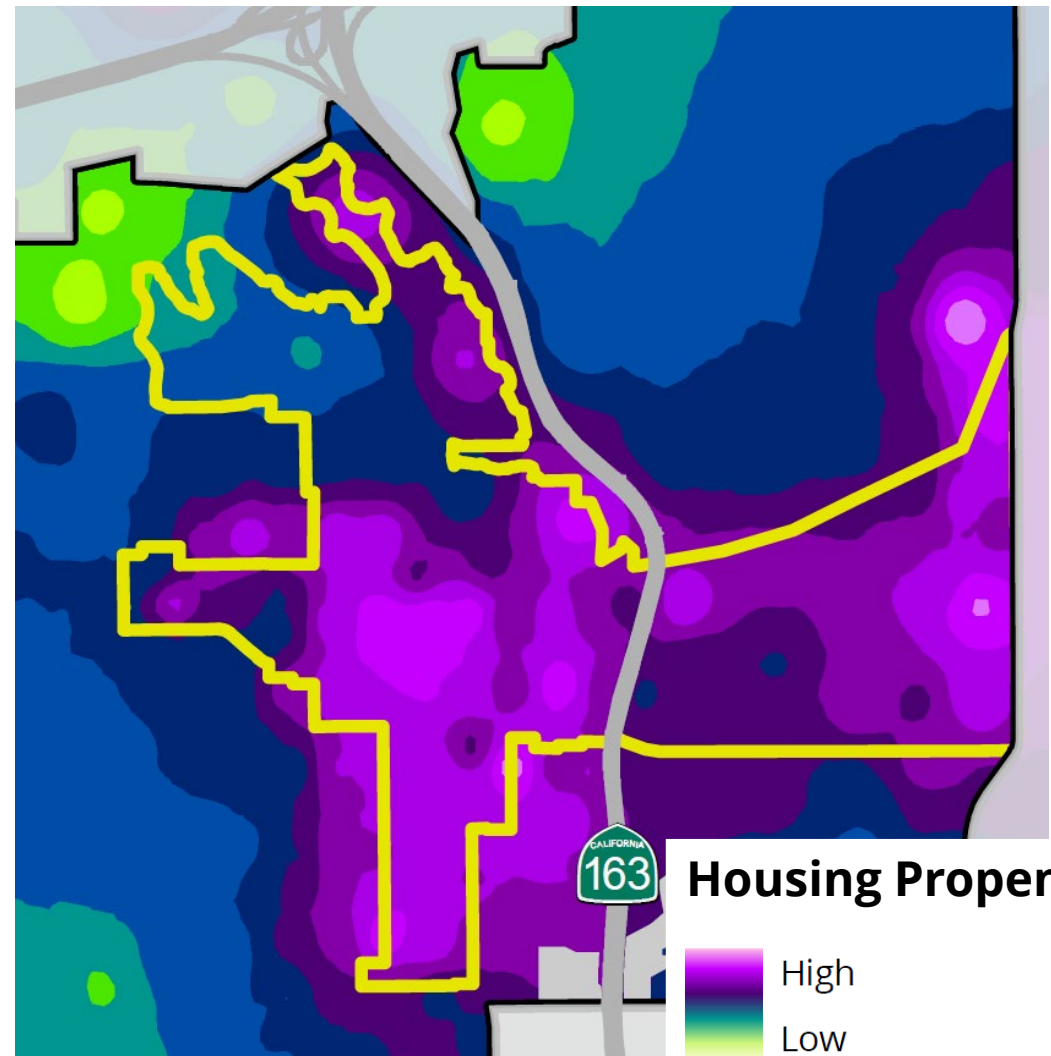
Housing Propensity



Blueprint SD (Draft)



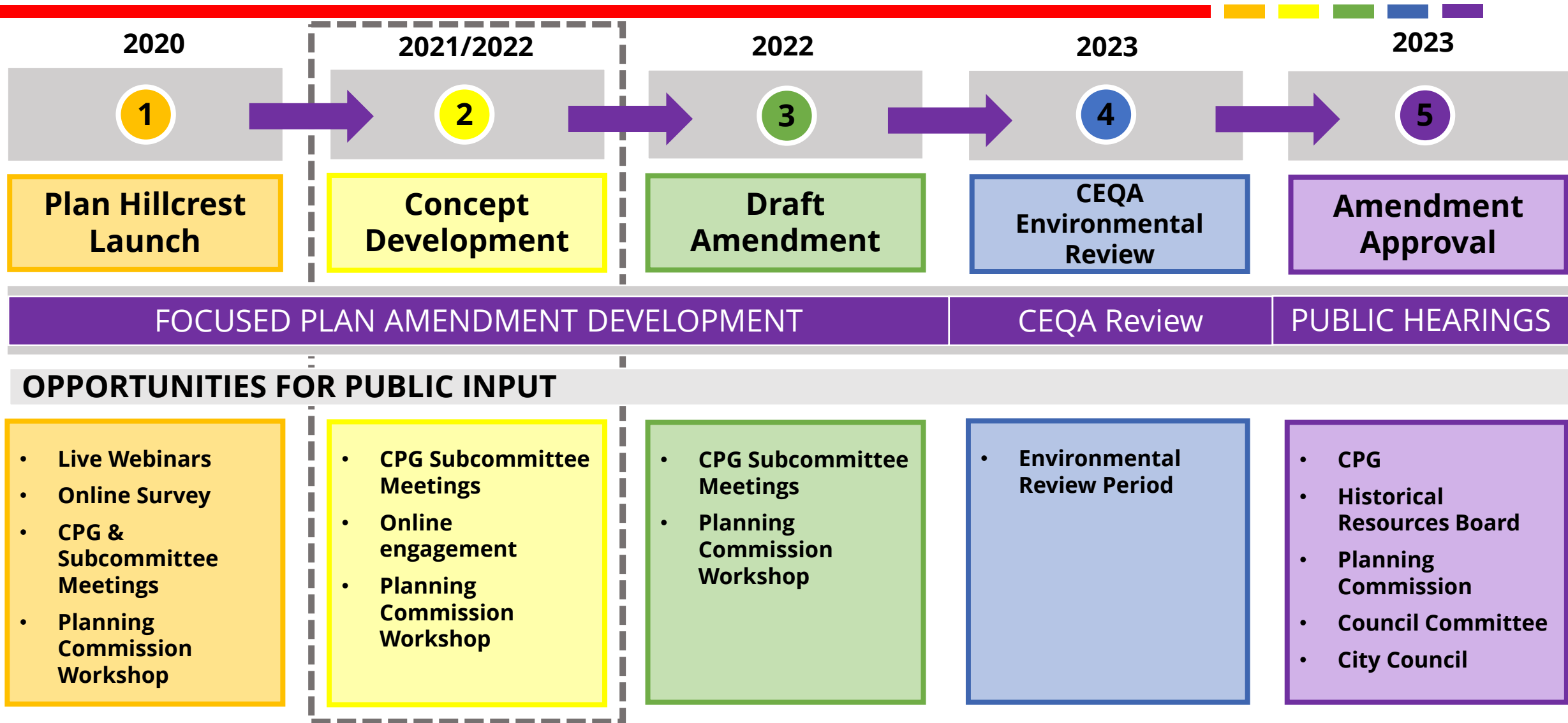
- Historic Commercial Core District
- Hillcrest Community Boundary
- Community Plan Boundaries





Next Steps

Plan Hillcrest Timeline



Planning Department

Comments and Questions

Item No. 4

Planning Commission
October 13, 2022