

San Diego Planning Commission Meeting

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

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

When prompted, input Webinar ID: **161 221 0047**

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TO "RAISE YOUR HAND": click the 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.

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City Planning Department

**Hillcrest Focused Plan Amendment
Workshop
PC 23-046**

Item No. 4

Planning Commission
November 30, 2023

Workshop Overview



This is the third Hillcrest Focused Plan Amendment Planning Commission Workshop.

The purpose of the meeting is to seek input on the Hillcrest Focused Plan Amendment Community Discussion Draft.

No action is required on the part of the Planning Commission at this time.

1 Introduction & Background

2 Discussion Draft Overview

3 Timeline & Next Steps

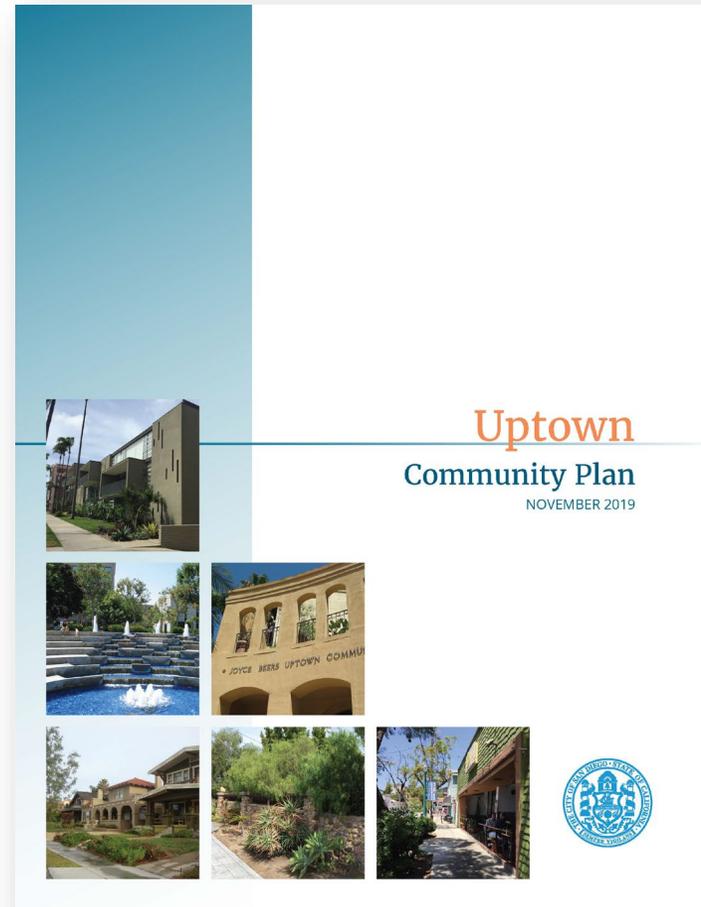


Introduction & Background

Background

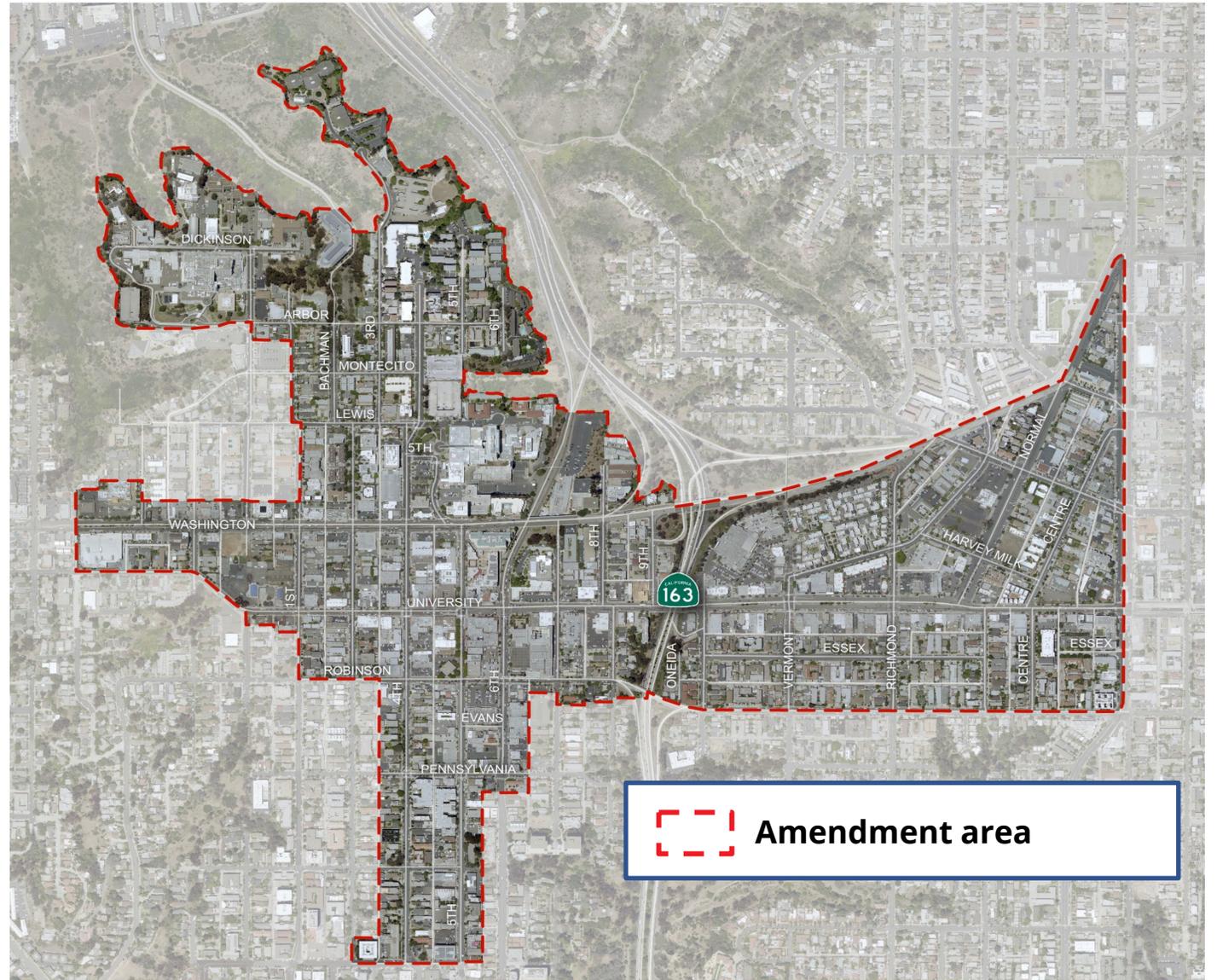
Comprehensive Update

- Compliance with General Plan & Climate Action Plan
- Implemented Citywide Zoning
- Maintained 1988 residential densities



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



Hillcrest Focused Plan Amendment 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

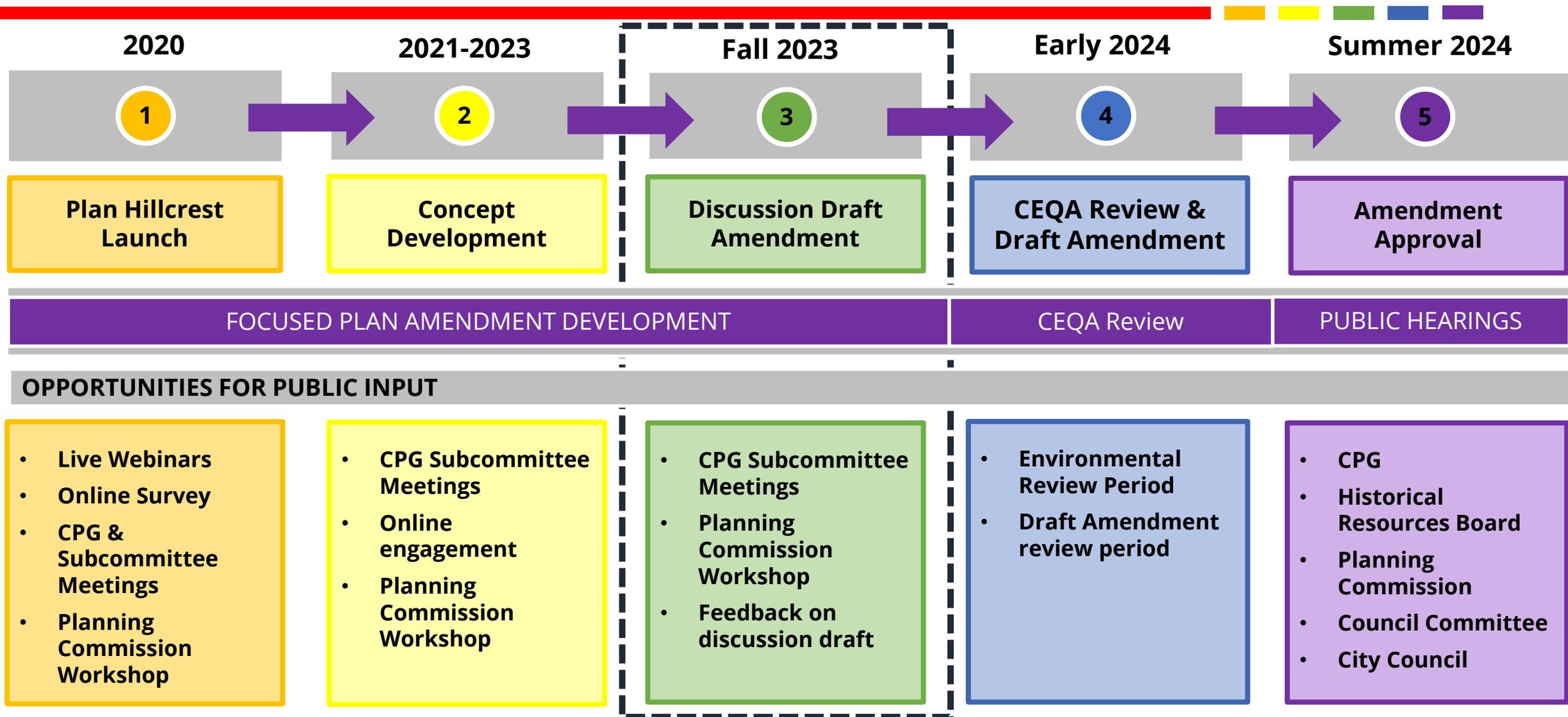


Address Housing Needs

Increase housing opportunities near transit

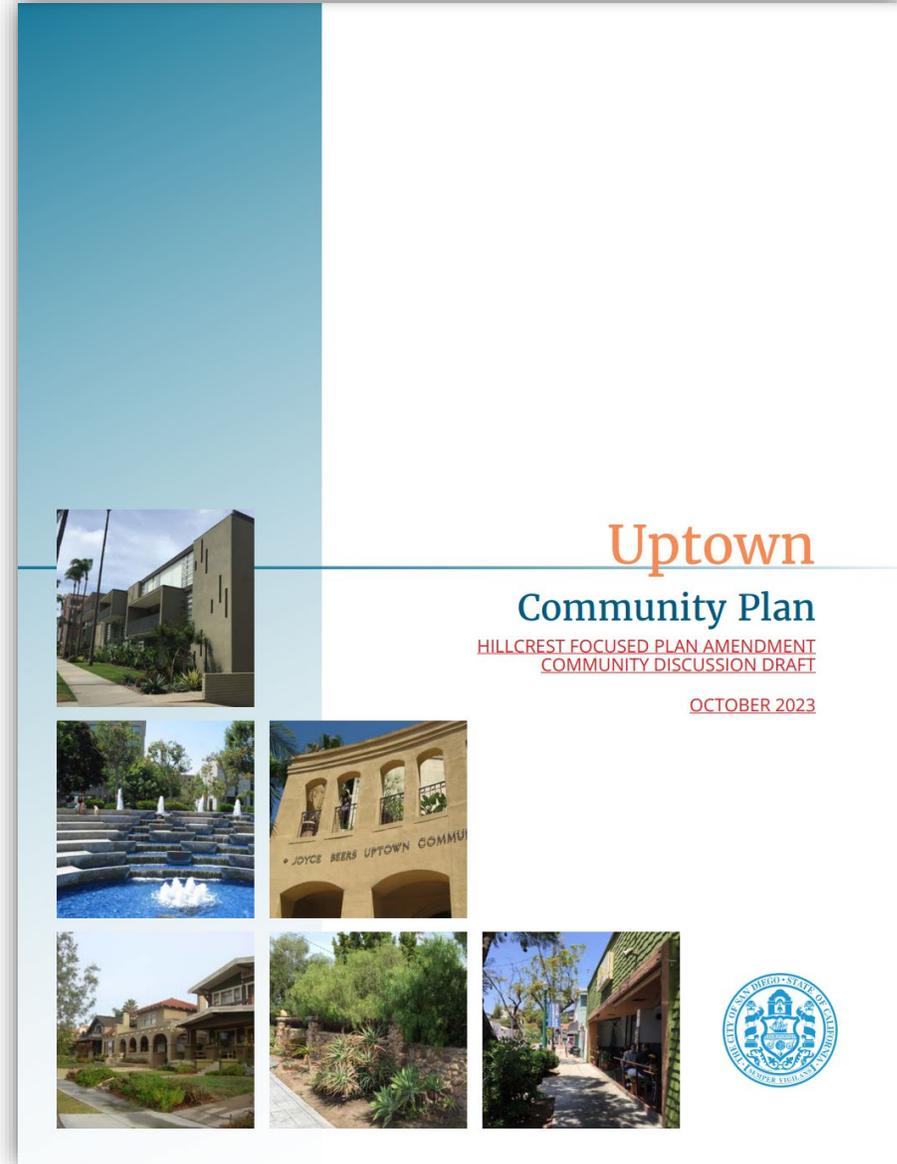


Plan Hillcrest Timeline



Download the Discussion Draft

PlanHillcrest.org



Community Engagement



PlanHillcrest.org website



19 Planning Group Meetings



Live Webinar



Key Stakeholder Interviews for the LGBTQ+ Cultural District



2 Interactive Online Surveys



Community Discussion
Draft Office Hours and
Q&A Session

Key Aspects of the Focused Plan Amendment Discussion Draft

Main Updates:

- ✓ **Land Use**
- ✓ **Mobility**
- ✓ **Urban Design**
- ✓ **LGBTQ+ Culture**
- ✓ **Implementation**

Minor Updates:

- ✓ **Economic Prosperity**
- ✓ **Public Facilities, Services & Safety**
- ✓ **Recreation**
- ✓ **Conservation**
- ✓ **Noise**
- ✓ **Historic Preservation**

Land Use



Land Use

Planned Land Use

Residential

-  Residential - Low : 5-9 Du/Ac
-  Residential - Low Medium : 10-15 Du/Ac
-  Residential - Medium : 16-29 Du/Ac
-  Residential - Medium High : 30-44 Du/Ac
-  Residential - High : 45-73 Du/Ac
-  Residential - Very High : 74-109 Du/Ac
-  Residential - Very High : 110-218 Du/Ac

Commercial, Employment, Retail, and Services

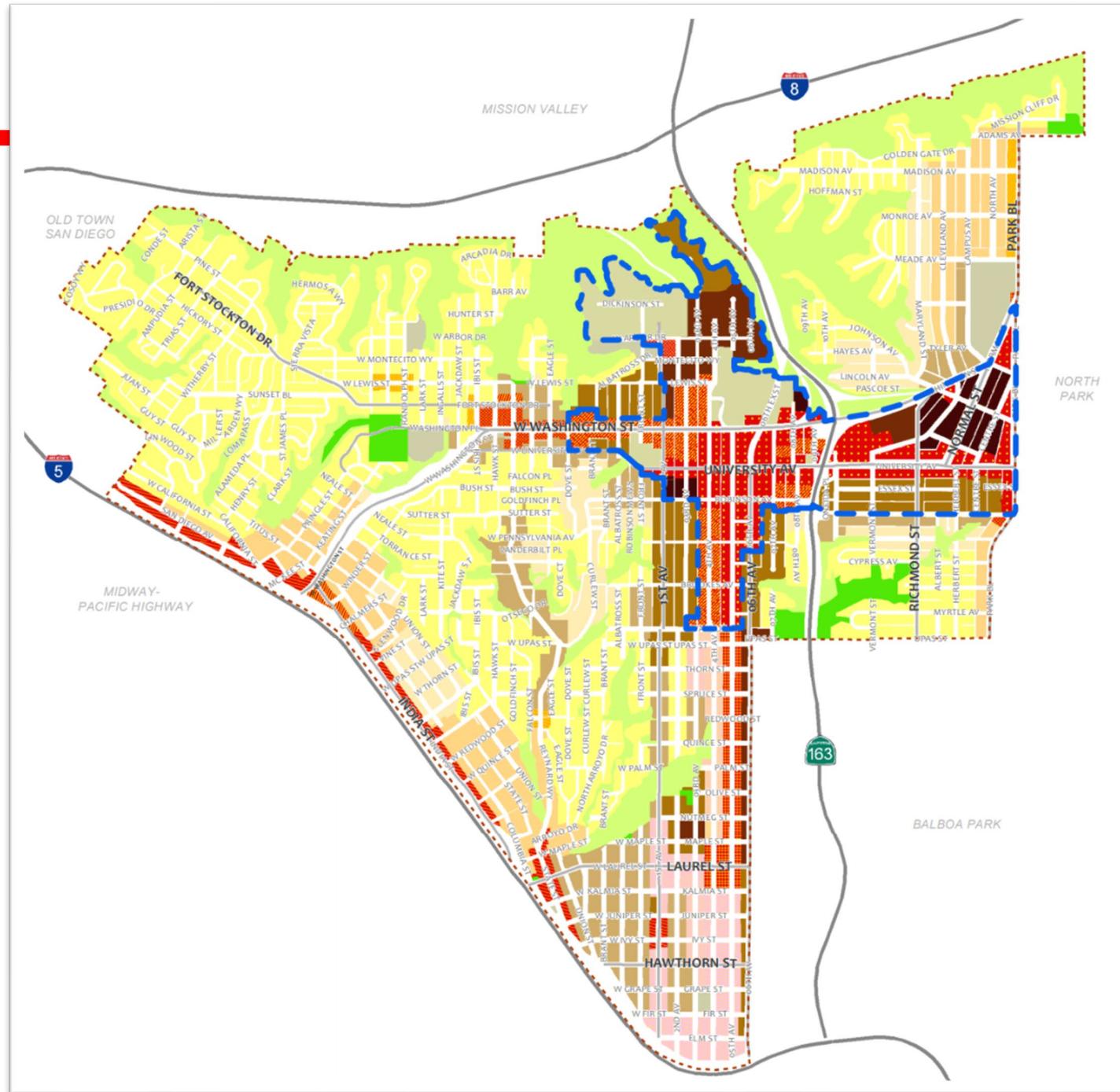
-  Community Commercial : 0-29 Du/Ac
-  Community Commercial : 0-44 Du/Ac
-  Community Commercial : 0-73 Du/Ac
-  Community Commercial : 0-109 Du/Ac
-  Community Commercial : 0-218 Du/Ac
-  Community Commercial : 0-290 Du/Ac
-  Neighborhood Commercial : 0-15 Du/Ac
-  Neighborhood Commercial : 0-29 Du/Ac
-  Neighborhood Commercial : 0-44 Du/Ac
-  Neighborhood Commercial : 0-73 Du/Ac
-  Office Commercial : 0-29 Du/Ac
-  Office Commercial : 0-44 Du/Ac
-  Office Commercial : 0-73 Du/Ac
-  Office Commercial : 0-109 Du/Ac

Park, Open Space

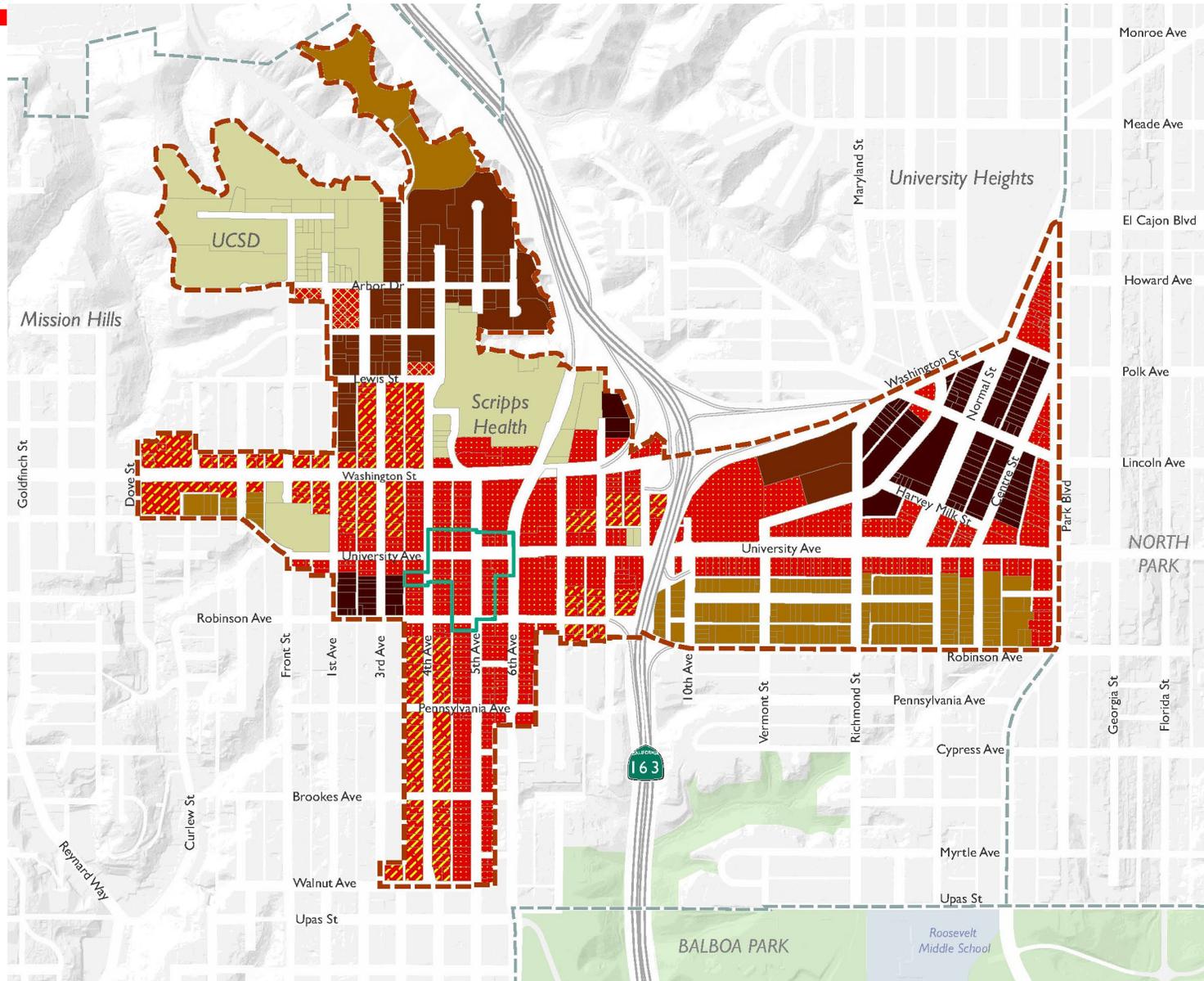
-  Open Space
-  Park

Institutional

-  Institutional
-  Community Plan Boundary



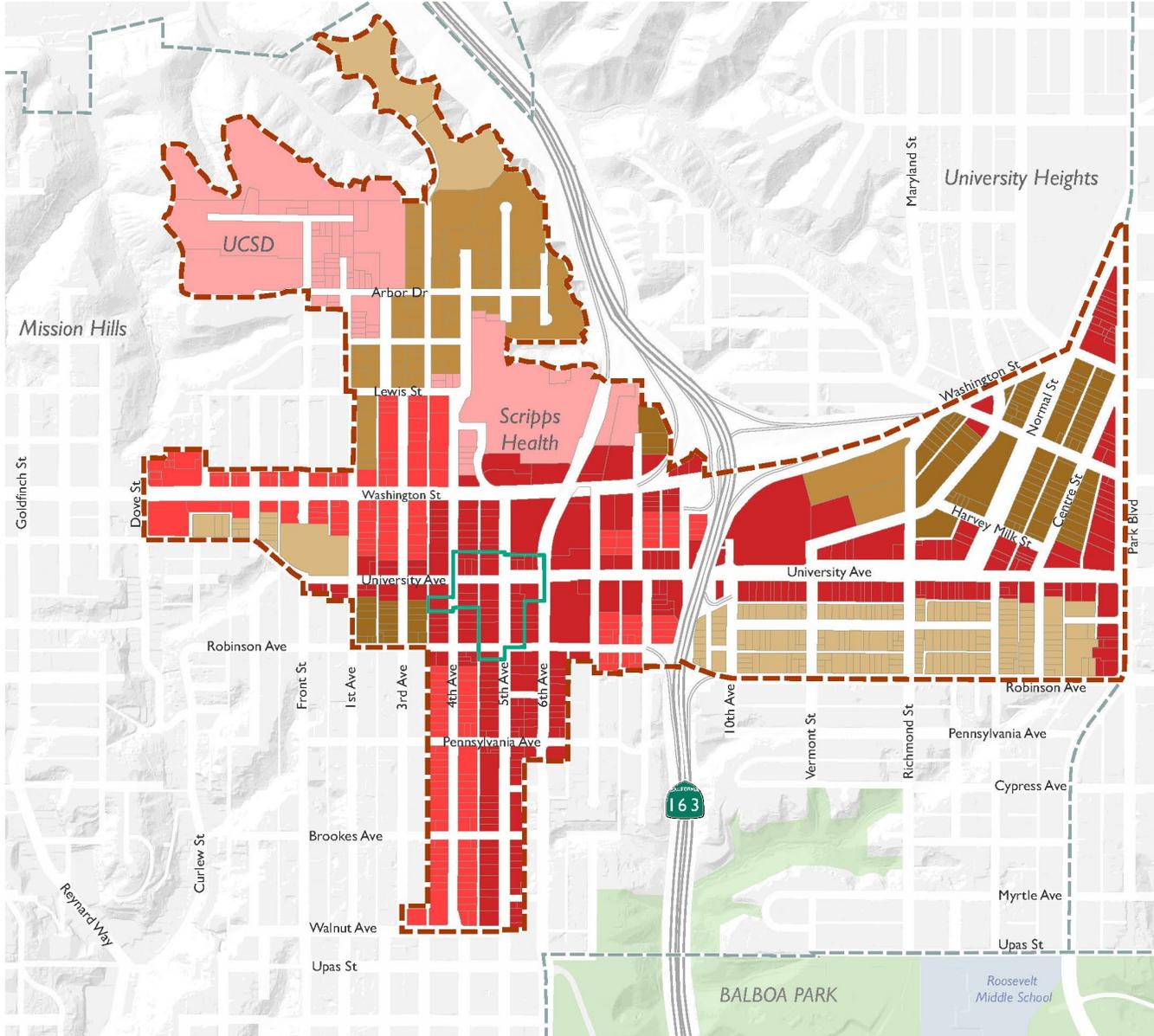
Proposed Land Uses



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

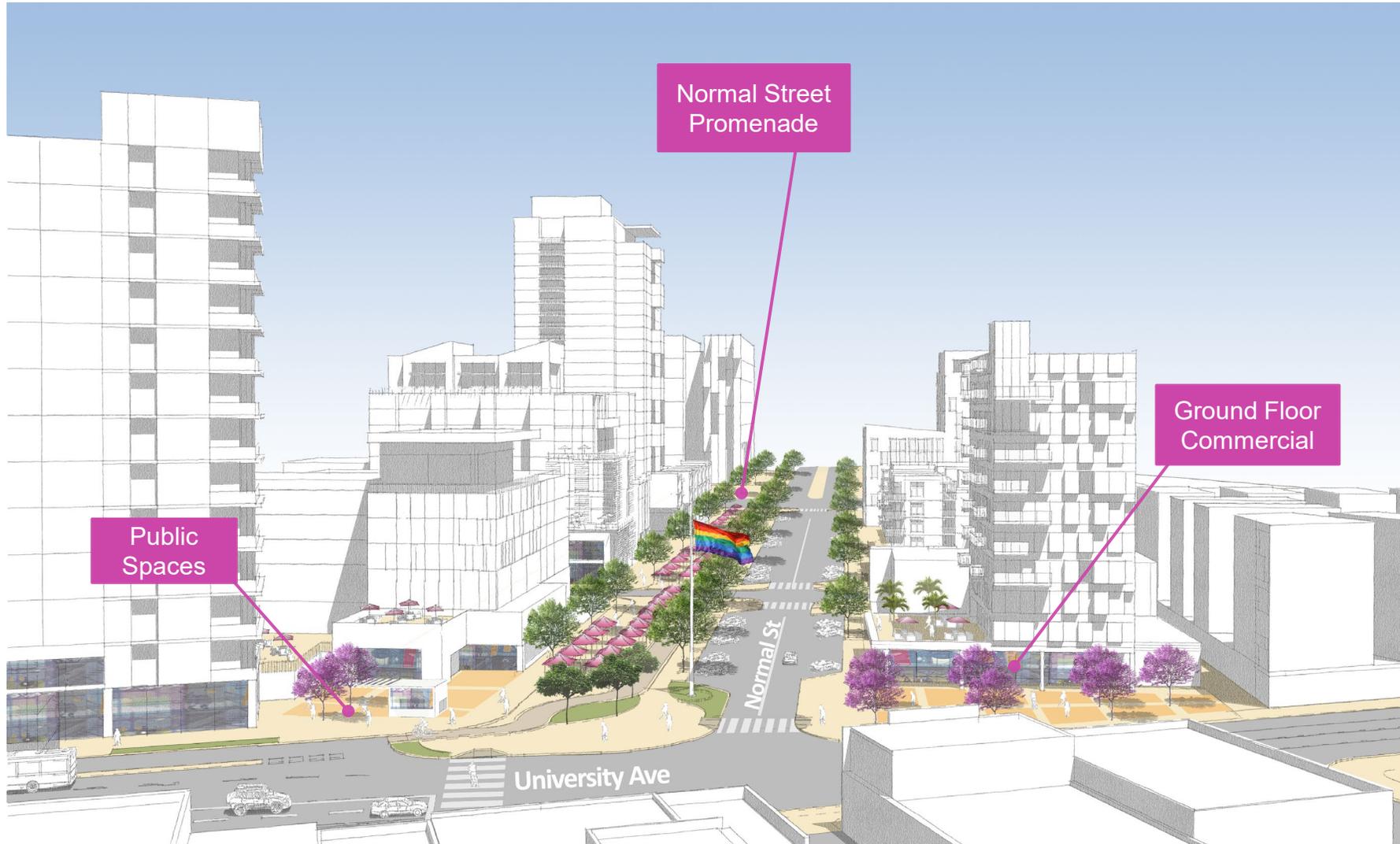
Proposed FPA Zoning



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	4.5 FAR with mixed-use
*CC 3-10	FAR based height limit	218 du/acre	7.5 FAR with mixed-use
*CC 3-11	FAR based height limit	290 du/acre	8.0 FAR with mixed-use

*New base zones proposed by the Hillcrest Focused Plan Amendment

Normal Street - View looking North from University Avenue.



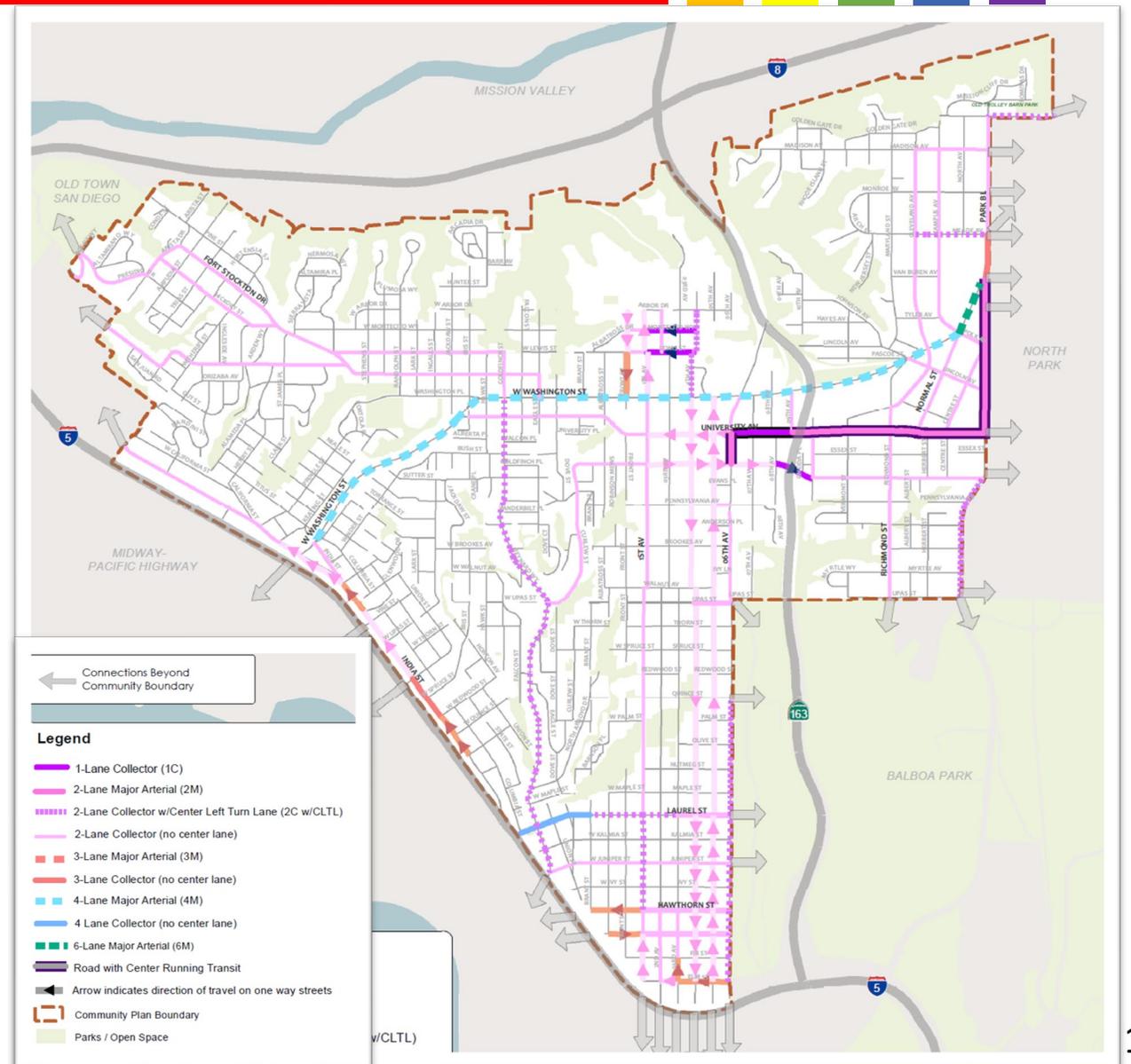
DRAFT - All Images are shown to illustrate planning concepts only and do not represent a design, project or land use proposal



Mobility

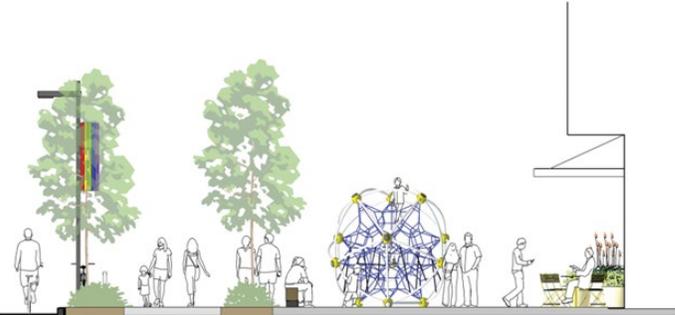
Mobility

- ✓ Build off existing multimodal connections
- ✓ Pedestrian, bicycle, and transit improvements
- ✓ Promote accessible travel



Recommended Pedestrian Enhancements

Promenades

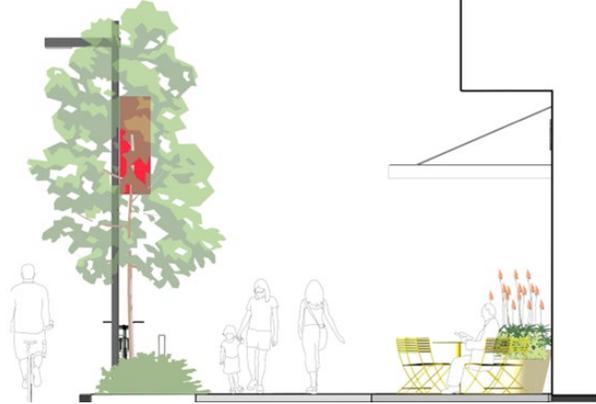


Curb Extension / Bulb-outs



Pedestrian Refuge

Urban Parkway



Continental Crosswalks



Leading Pedestrian Interval



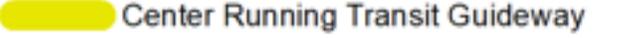
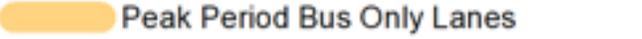
Pedestrian Countdown

Recommended Transit Network

Planned Transit Improvements (2021 RTP)

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

Recommended Transit Improvements

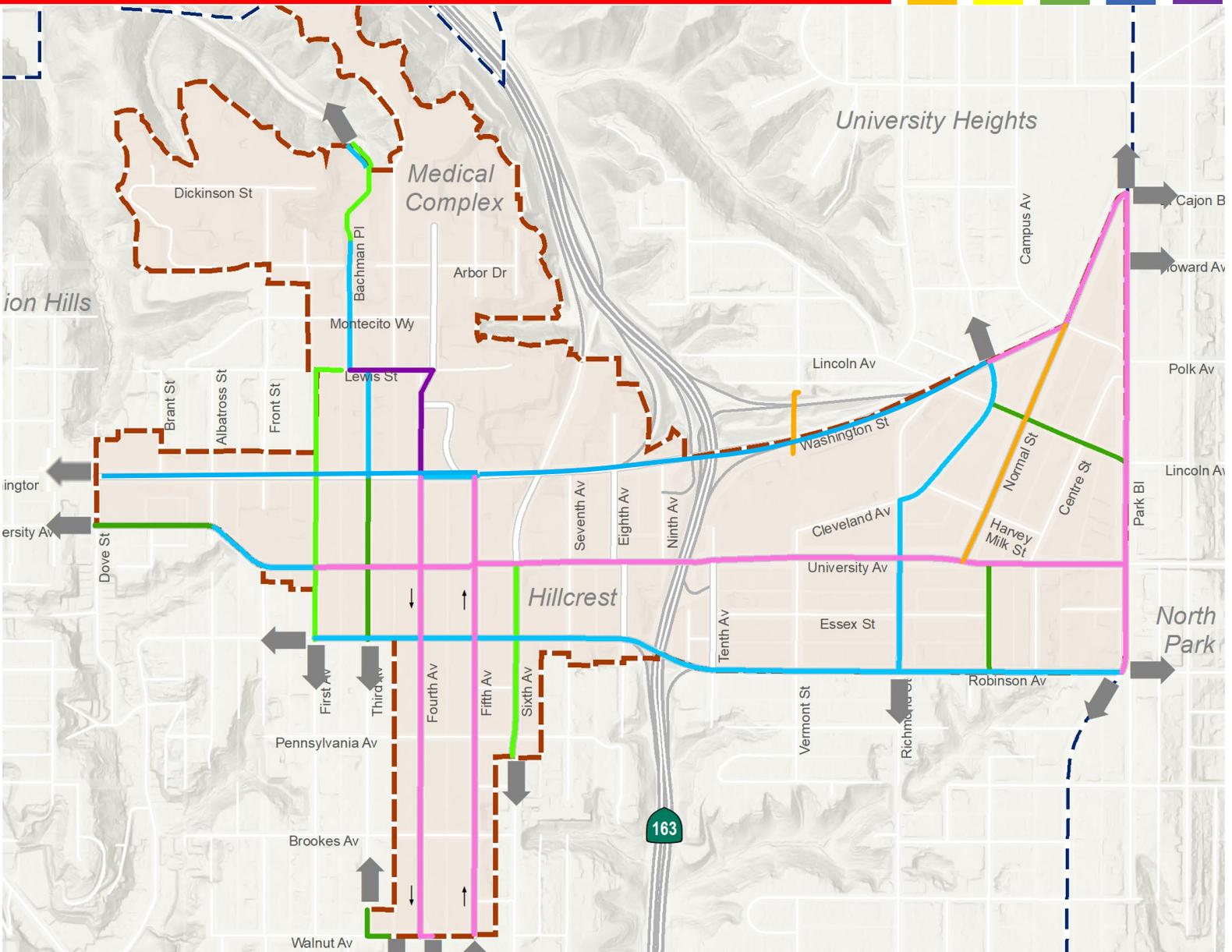
-  Center Running Transit Guideway
-  Peak Period Bus Only Lanes
-  Queue Jump/Transit Signal Priority
-  Hillcrest Boundary
-  Community Planning Area Boundaries



Recommended Bicycle Network

Recommended Bicycle Facility Classifications

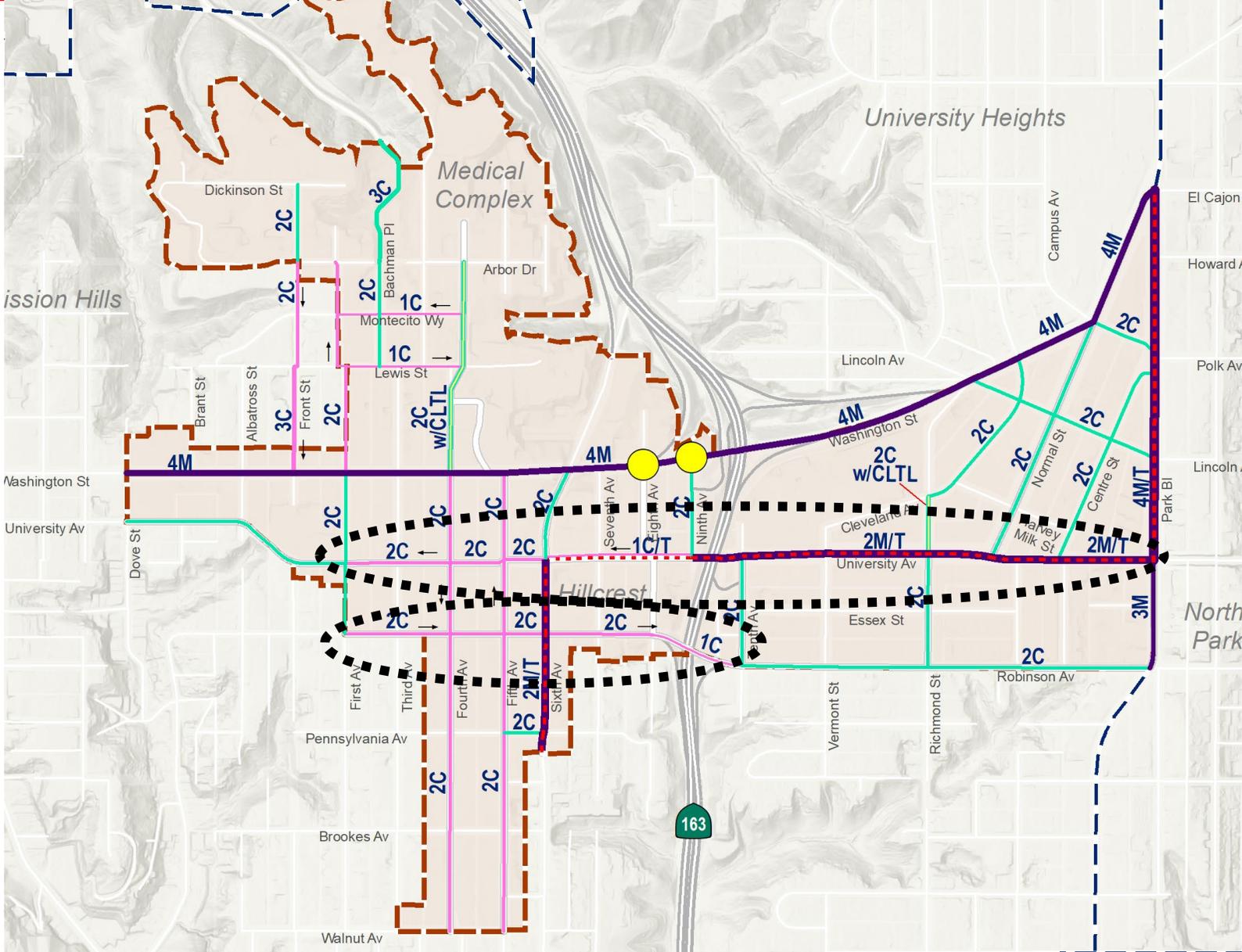
- Class I - Bike Path
- Class II - Bike Lane
- Class III - Bike Route
- Class II/III - Bike Lane / Bike Route
- Class IV - Cycle Track (One-Way)
- Class IV - Cycle Track (Two-Way)
- Enhanced Class III - Bike Boulevard
- Hillcrest Boundary
- Community Planning Area Boundaries
- ➔ Bicycle Connection to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



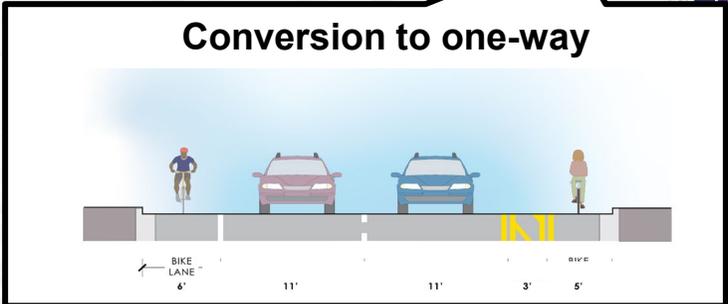
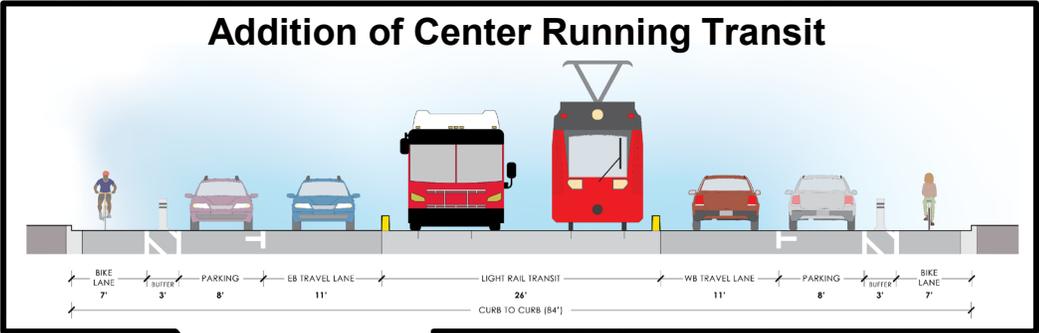
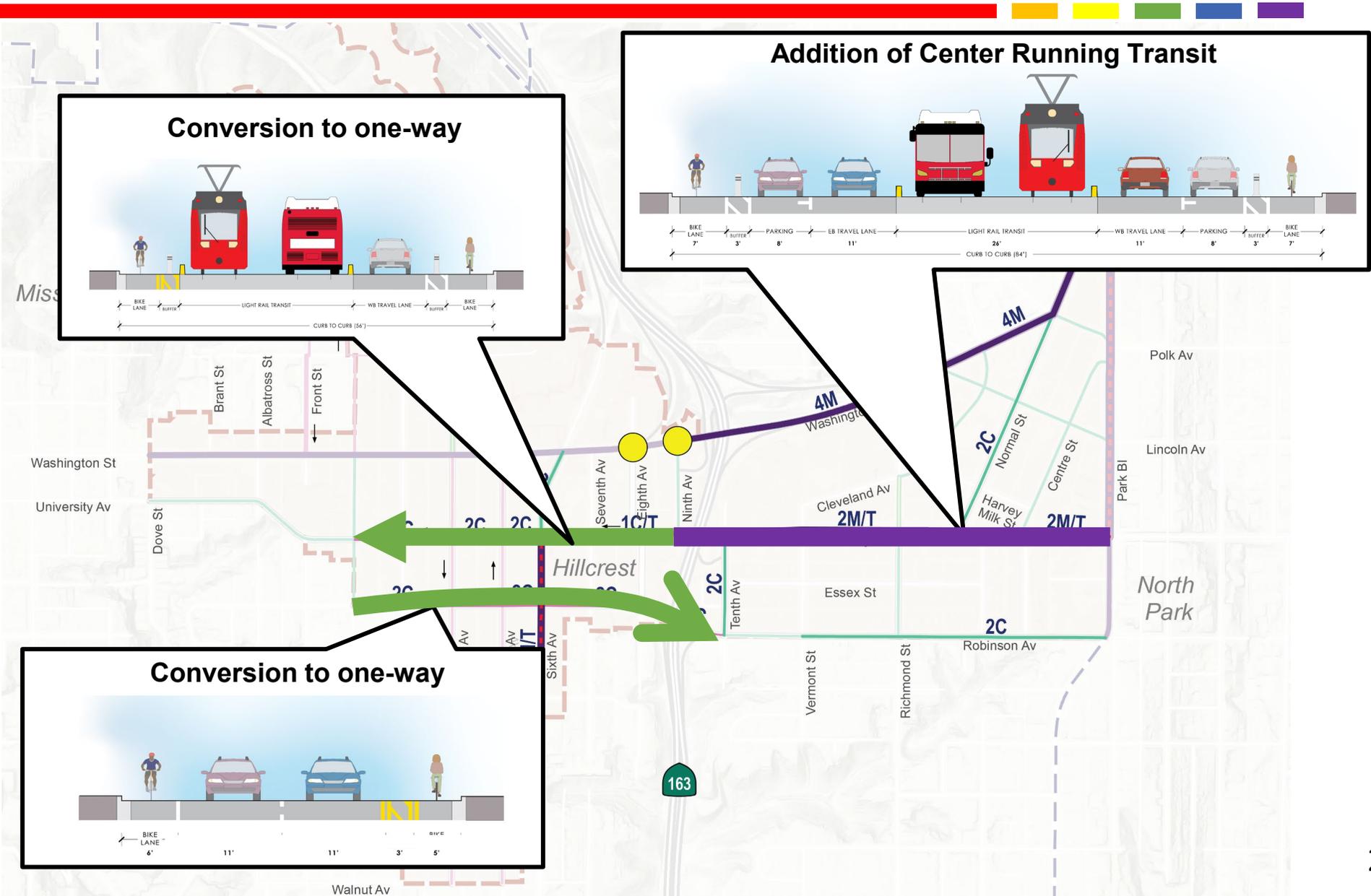
Recommended Vehicular Network

Recommended Functional Classifications

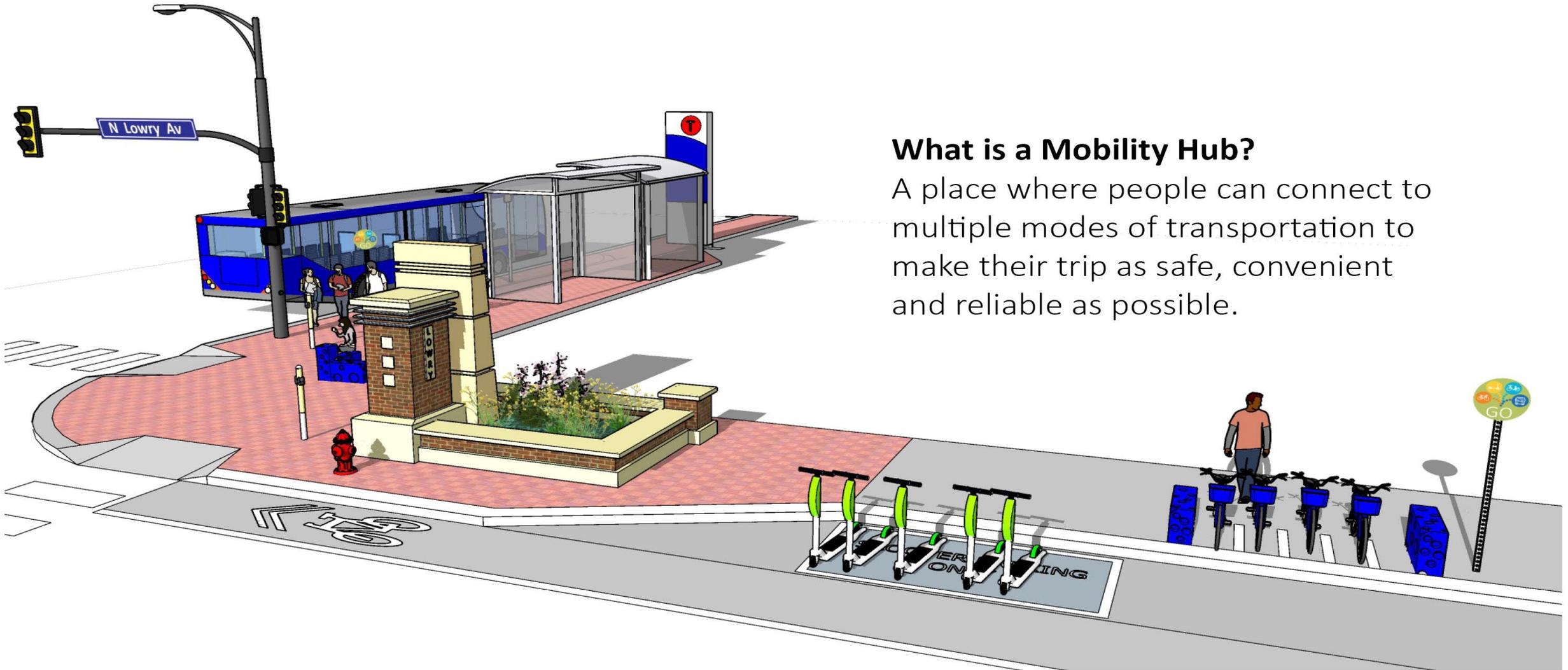
-  6-Lane Major Arterial (6M)
-  5-Lane Major Arterial (5M)
-  4-Lane Major Arterial w/Center Running Transit (4M/T)
-  4-Lane Major Arterial (4M)
-  3-Lane Major Arterial (3M)
-  2-Lane Major Arterial w/Center Running Transit (2M/T)
-  4-Lane Collector (4C)
-  3-Lane Collector (3C)
-  3-Lane Collector 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



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

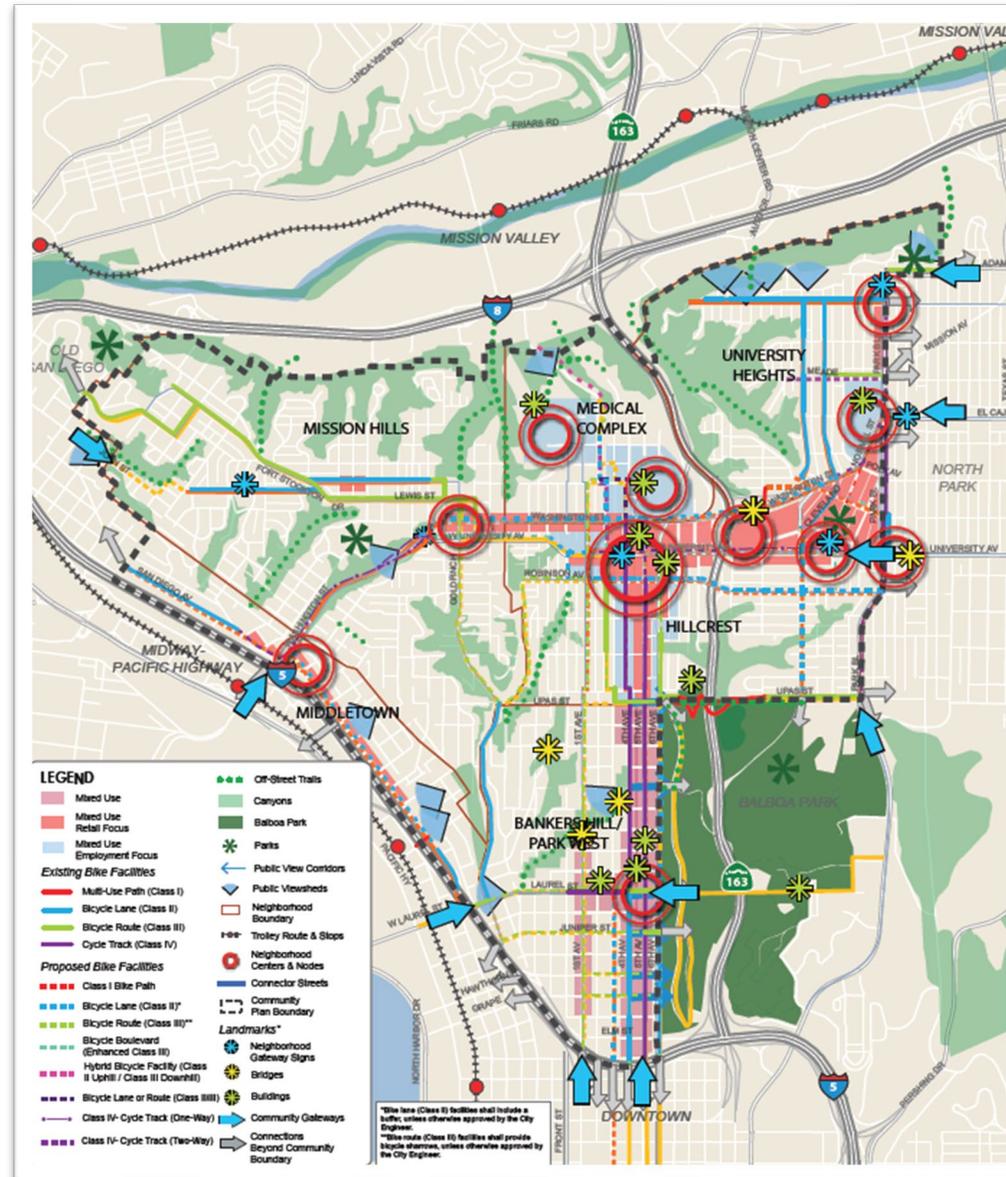
- ✓ Transit priority on Washington Street, Sixth Avenue, University Avenue, and Park Boulevard
- ✓ One-way couplet on University Avenue and Robinson
- ✓ Maintains access to/from Fire Station No 5 and hospitals
- ✓ Accommodates all users
- ✓ Planning for increased transit, bicycle and pedestrian use



Urban Design

Urban Design

- ✓ Promenades
- ✓ Urban Parkways
- ✓ Public Spaces



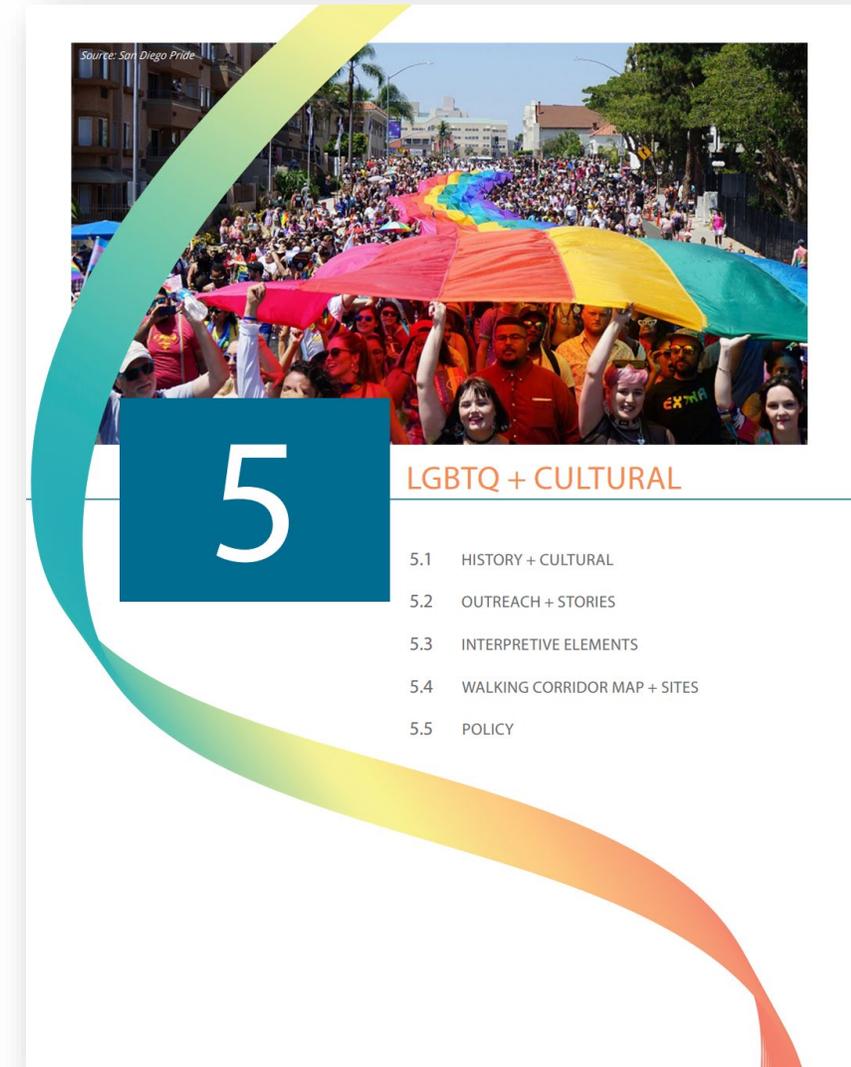


LGBTQ+ Culture

LGBTQ+ Culture

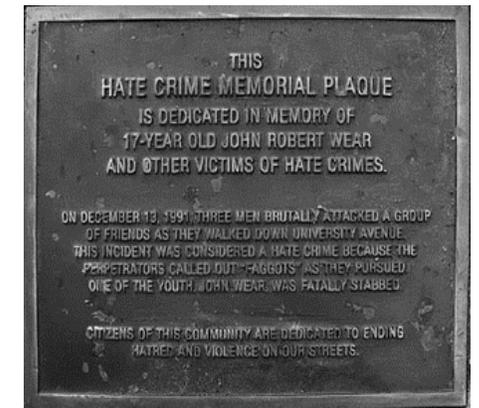
NEW CHAPTER

- ✓ History & Culture
- ✓ Outreach & Stories
- ✓ Interpretive Elements
- ✓ Walking Corridor Map
- ✓ Policies



Hillcrest LGBTQ+ Cultural District

- A center for community organization and LGBTQ+ activism
- Elevate the voices of under-represented and under-valued populations and organizations
- Spirit of pride and solidarity in our community
- Safe spaces for the LGBTQ+ community to gather and express itself freely.

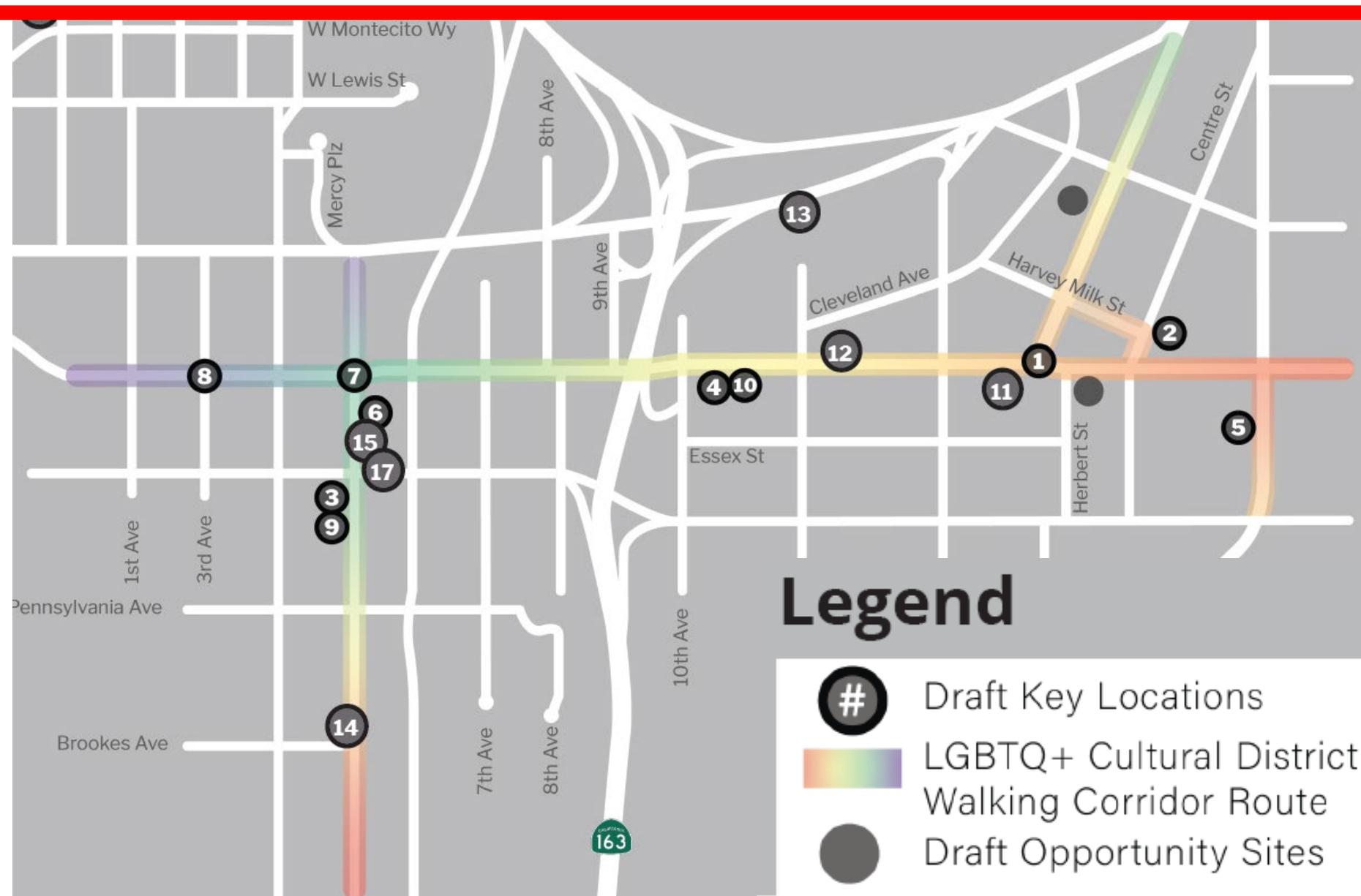


Interpretive Elements Examples

- Artwork
- Buildings
- Streetscape
- Signage



LGBTQ+ Cultural Walking Corridor



Legend

- Draft Key Locations
- LGBTQ+ Cultural District Walking Corridor Route
- Draft Opportunity Sites

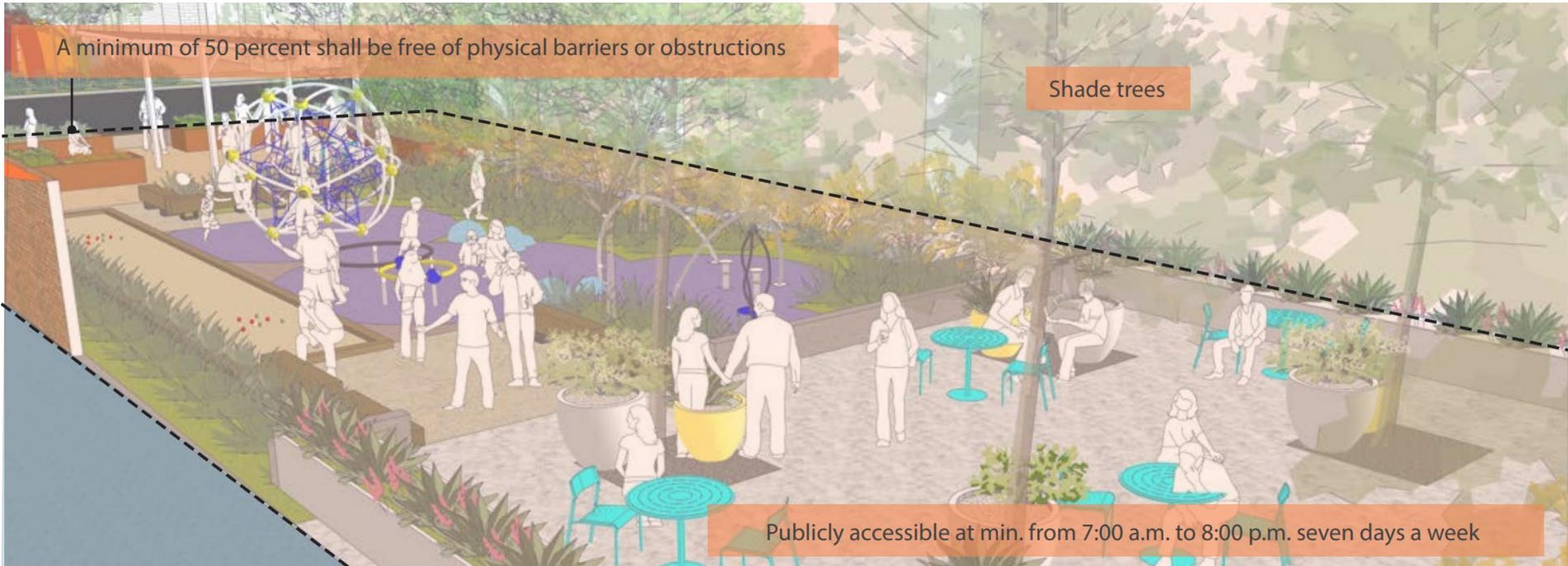
- 1 - Pride Flag and Plaza
- 2 - SD LGBTQ+ Center
- 3 - The Brass Rail
- 4 - Flicks
- 5 - The Flame
- 6 - Number One on Fifth
- 7 - Hillcrest Sign
- 8 - Urban Mo's
- 9 - Albert Bell's Residence
- 10 - John Wear Memorial
- 11 - Baja Betty's (Showbiz)
- 12 - Gossip Grill
- 13 - Vermont St. Bridge
- 14 - The Loft
- 15 - The Guild Theater
- 16 - UCSD Owen Clinic
- 17 - Blue Door Bookstore



Implementation

Community Plan Implementation Overlay Zone

✓ Public Spaces



Community Plan Implementation Overlay Zone

Hillcrest Historic District

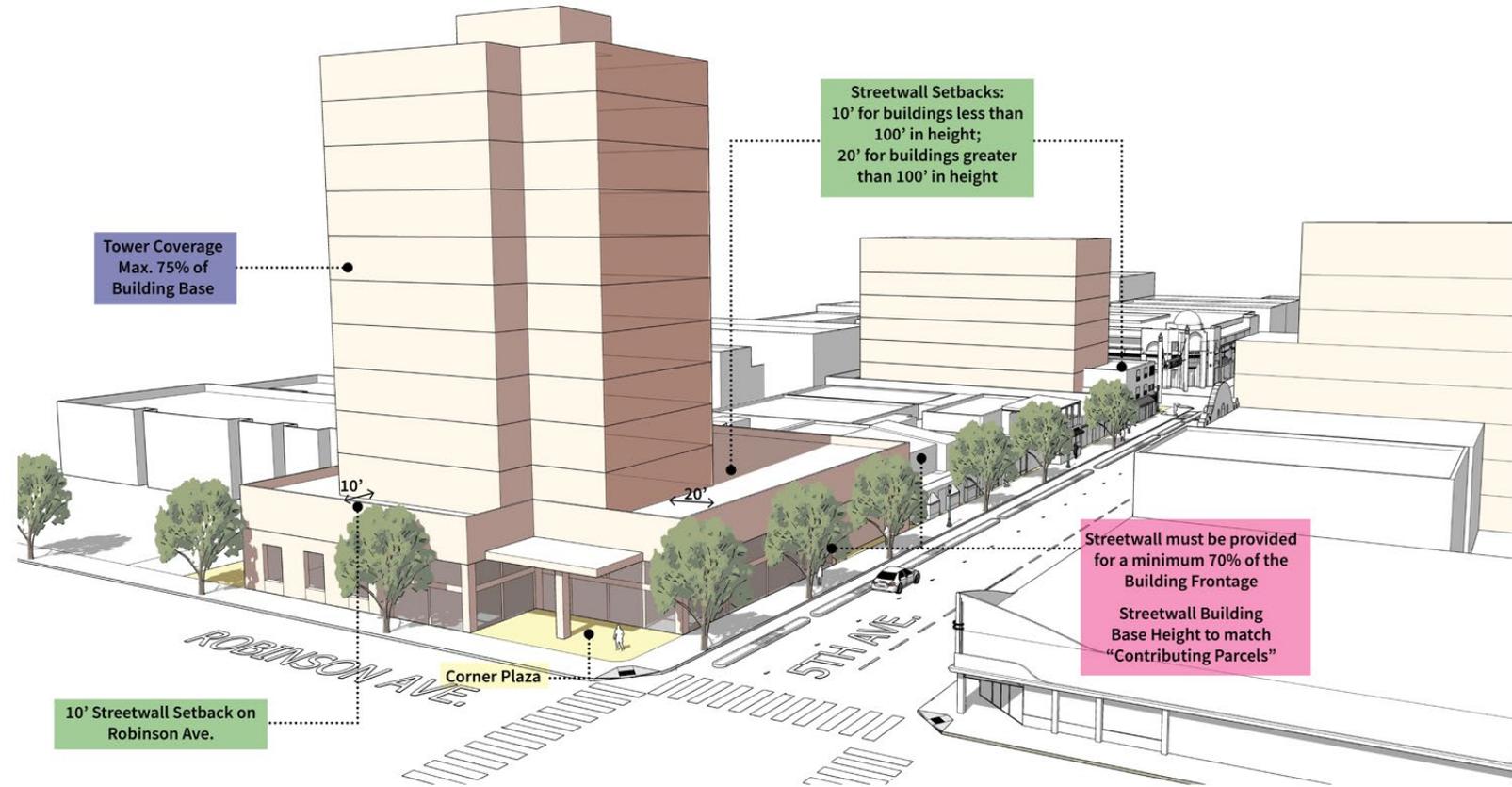
- ✓ **SDRs Customized to:**
 - ✓ **Protect Essential Historic Features**
 - ✓ **Provide Clear By-Right Path for New Development**
- ✓ **Different Regulations for Contributing and Non-Contributing Resources**



Community Plan Implementation Overlay Zone

Hillcrest Historic District SDR's

- ✓ **Preserve Historic Storefronts and Maintain Streetwalls**
- ✓ **Stepbacks**
 - ✓ **20' on 5th Ave**
 - ✓ **10' on University & Robinson Aves**
- ✓ **100' Height Limit**



Community Plan Implementation Overlay Zone

- ✓ **LGBTQ+ Interpretive Trail Paving**
- ✓ **Mixed Use – Commercial Activity Noise Noticing**



Key Aspects of the Focused Plan Amendment Discussion Draft

Main Updates:

- ✓ **Land Use**
- ✓ **Mobility**
- ✓ **Urban Design**
- ✓ **LGBTQ+ Culture**
- ✓ **Implementation**

Minor Updates:

- ✓ **Economic Prosperity**
- ✓ **Public Facilities, Services & Safety**
- ✓ **Recreation**
- ✓ **Conservation**
- ✓ **Noise**
- ✓ **Historic Preservation**

Benefits of Focused Plan Amendment



- ✓ **Opportunities for more homes near jobs, destinations, and high-frequency transit**
- ✓ **Helps meet Citywide Climate Goals and other Citywide policies**
- ✓ **Builds upon the vibrancy of Hillcrest with more active uses like dining**
- ✓ **Activates walkable streets & supports a mixed-use environment**
- ✓ **Plans for increased transit, bicycle and pedestrian use**
- ✓ **Increases public spaces and neighborhood access**
- ✓ **Preserves historical and cultural resources**
- ✓ **Celebrates the LGBTQ+ Culture**
- ✓ **Supports local business**



Next Steps

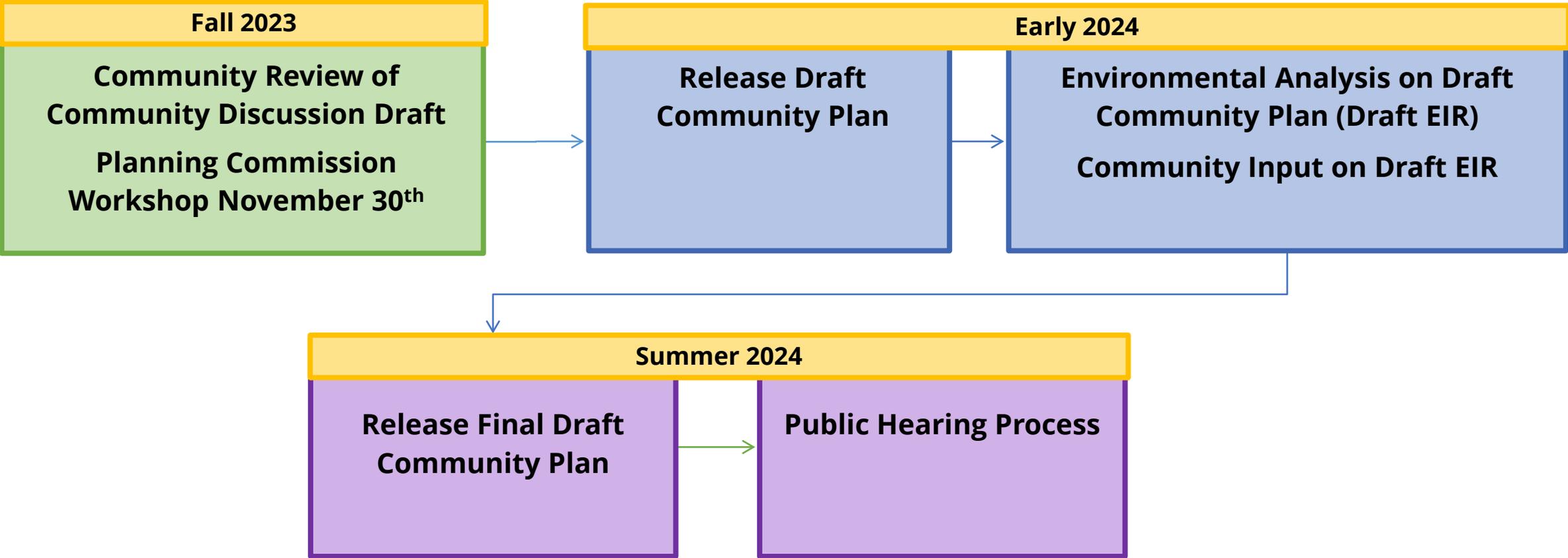
Discussion Draft Feedback



Key Themes We Have Heard So Far:

- Affordable Housing
- Density
- Building Height
- Bicyclist Safety
- Parking
- Space for children's play areas
- Infrastructure needs

Remaining Major Milestones



Community/Public Input (ongoing) – planhillcrest@sandiego.gov

City Planning Department

Comments and Questions

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