

**NORTH PARK HISTORICAL SOCIETY
FEBRUARY 2016 MEETING NOTES**

DATE: FEBRUARY 18, 2016

TIME: 6:30 PM

The first part of this meeting was a Business Meeting of the North Park Historical Society (NPHS) Board of Directors, and the second part was the activities discussion for the organization. These notes include updates as of March 2, 2016.

The next meeting will be **THURSDAY** March 17, 2016 at 6:30 pm in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard.

1. WELCOME AND INTRODUCTIONS

The following members of the NPHS Board of Directors were present:

Katherine Hon	Michael Thornhill
Steve Hon	Paul Spears
Jody Surowiec	Sharon Turner
George Franck	Judy Ciampoli
Bob Bauer	Hilda Yoder

The following members of the NPHS Board of Directors were absent:

Bill Vivian	Randy Sappenfield
Claudia Watts	

2. AGENDA REVIEW AND ANNOUNCEMENTS

Steve noted that the San Diego History Center will be allowing history organizations to display in the lobby on an assigned free Tuesday. The day for NPHS was postponed from February 9 to June 14, 2016. Katherine announced that North Park Main Street offered to waive the booth space fee for the Festival of the Arts for NPHS if she would write a few articles for the new Explore North Park magazine. She wrote about the Water Tower and the North Park Theatre. NPHS will be exhibiting at the Festival on May 21 from 10 am to 6 pm.

3. MINUTES ACCEPTANCE

The minutes from the January 21, 2016 NPHS meeting have been posted on the website. Note that the January 2016 minutes have the full set of photographs Gail Goldman presented at the meeting showing examples of art concepts, media, and installations that may apply to our Water Tower project.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials were sent to the Board in advance of the meeting. In the period from January 19 to February 16, 2016, no books were sold. One NPHS member renewed. The total income in this time period was \$20. Expenses recorded in this time period included approximately \$40 for total postage in 2015 (mostly mailing North Park history books to Amazon), a donation to Grace Lutheran Church for allowing us to use their space for our monthly meetings and speaking events, and payment of Gail Goldman for the first half of consulting on our Water Tower Project (\$1,500).

Steve updated the group on the County Grant application for 2016/17. He noted that the County restricts requests to be no more than 50% of an organization's budget, and the amount in his draft proposal would exceed that. So he sent an email to the Board on February 11 changing the request to be for one artist honorarium (not three) and a little less for Gail Goldman's services after June 2016, plus the same requested support for the car show. The revised request was approved via email by 12 Board members and opposed by none. Steve filed the application online and hand delivered other required documents on February 22. He received a letter dated February 23 from the County confirming the application is complete.

ACTIVITIES PORTION OF MEETING

5. WATER TOWER PUBLIC ART PROJECT

Attendees reviewed color prints of the photos Gail showed at the last meeting (included in the January 2016 meeting notes). Attendees were particularly excited about the fences in the photos below, and the aluminum panels (especially with a historical photo type mural like the mural in Pacific Beach). Metal words are also of interest, and a concrete relief design (which maybe could be incorporated into a new wall if the City would consider that when they are ready to replace the fence with the gate). We agree water should be a theme, and some whimsy. Also, although we have been focusing on only the fence with the gate facing Howard Avenue, where the cars park, we realized there is a huge expanse of fence on top of the concrete reservoir all around the site that could be a canvas with fewer restrictions and that is higher and therefore less accessible to outside mischief-makers. (See the fence with the fabric screening in the photo below.) We will ask Gail if that is a possible canvas we should ask the City/soccer group about.



This view from El Cajon Boulevard of the fence along the rectangular concrete reservoir shows another possible "canvas."



This impressive design is created by small inserts in the chain link of the fence.



This is an example of a fence that would not provide toe holds but is very attractive.



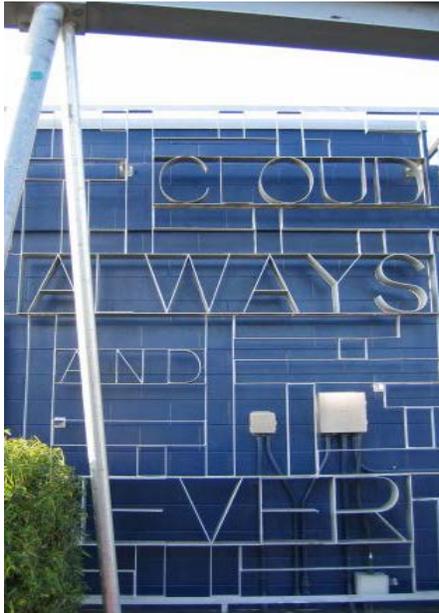
This mural in Pacific Beach impressed everyone at the meeting.



We are very interested in an installation of photos or art on aluminum panels like this abstract painting reproduced onto 12 panels at the San Diego County Administration Building Waterfront Park.



This type of concrete relief might be applicable to a new wall.



The possibilities with metal words also intrigued several Board members.



This fence was designed by a local artist and is on the Vermont Street pedestrian bridge over Washington Boulevard and Highway 163.

6. WALKING TOUR ON MARCH 5, 2016

We will be conducting a private walking tour for a group that includes descendants of North Park's founding Hartley family on Saturday, March 5, 2016. The tour will be of the commercial area. George and Michael are ready to guide, and Sharon and Jody will be assistants with photo notebooks. We will meet in front of the North Park Theatre doors on 29th Street at 9:00 am. If possible and desired by the group, we will go to the top floor of the parking garage at the end of the tour to get a bird's eye view of what we will have just walked.

7. CONGRESS OF HISTORY CONFERENCE

The 51st annual history conference of the Congress of History will be March 4 and 5 from 10:00 to 5:00 each day at the OASIS Hall, 3rd floor of the Macy's store in Mission Valley. Cost is \$35 basic entry donation, which covers both days; Seniors (65+) \$25. The theme is "Scandals & Scoundrels."

Each speaker will give their 20-minute, illustrated presentation, followed by a five minute question-and-answer period. These were the speakers and topics at press-time; additional speakers/topics may be added later:

Helen Ofield - *Where Are the Great Cat Burglars?*; **Alexander D. Bevil** - *Old Town's "Escape-proof" Jail: Graft, Corruption and Nepotism in Pioneer San Diego*; **Jack Innis** - *Professor Robert Sterns and the Great Subterranean Cavern Hoax of 1888*; **Rick Crawford** - *The Rise and Fall of the Notorious Clifton E. Mayne (1890s)*; **Charles Spratley** - *"Dare" to be a Scoundrel: D.D. Dare, the Villa Montezuma, and the Short Life of the San Diego Cable Railway Company*; **Bruce Semelsberger** - *The Selling of Ocean Beach : Billy Carlson and Frank J. Higgins*; **Rob Case** - *Alfred Isham and His California Waters of Life*; **Welton Jones** - *Naked Truth: Zoro Gardens at the 1935-36 Exposition in Balboa Park*; **Richard Carrico** - *The Country Boy, Madame X & the Japanese Spy*, **Diana Lindsay** - *Pegleg Smith and the Borego Liar's Club* and **Mary Ellen Stratthaus** - *La Jolla's "Gentlemen's Agreement," Housing Discrimination in San Diego 1930's-1960's*. For updates and registration form, see the Congress of History website: www.congressofhistory.org

8. NORTH PARK COMMUNITY PLAN UPDATE STATUS

Paul, George, and Steve collaborated on a third letter of comment on the Community Plan Update (CPU) focusing on a compilation of concerns because the previous City Planner in charge of the CPU has been replaced by another, and the new staff person did not have our previous letters. The letter was sent to the Board on February 16 and discussed at this meeting. We are particularly opposed to the concept of density bonus, which allows developers to exceed zoning parameters in the CPU, and allowance of 100-foot tall buildings along University Avenue from Florida to 28th streets. George moved and Bob seconded that the letter be approved and sent to the city planner, Lara Gates, with copies to Council District 3, North Park Planning Committee, University Heights Community Development Corporation/Historical Society, SOHO, North Park Main Street, El Cajon Boulevard Business Improvement Association, Anthony Bernal, and Chris Ward. The motion was approved unanimously. **Update:** The letter is attached to these meeting notes and has been sent via email to the recipients listed above.

In a related issue, the Voice of San Diego, a digital news outlet, asked NPHS for an opinion piece (maximum 900 words) on density plans in the North Park CPU. The attendees thought this would be a good idea, and the letter that was just approved would be a good source. Sharon moved and Michael seconded that we do this. Steve said he would write a draft for the Board's review and comment. **Update:** Steve sent a draft to the Board on February 24, and received favorable reactions from Sharon, Paul, and Judy, and some edit suggestions from George. The edited version was sent to the editor at Voice of San Diego, who made some comments and edits also. The final opinion piece as it appeared online is attached to these meeting notes. It generated some interesting discussion about a critical issue for North Park on the Voice of San Diego website. NPHS also received several supportive messages, including the following from the South Bay Historical Society:

"I read with great interest your article on density in North Park in this morning's VOSD. Chula Vista has struggled many years with the same problem of two-story apartments replacing single family homes. The South Bay Historical Society would like to share information with the North Park Historical Society. We will add your name to our mailing list for newsletters and our quarterly Bulletin, if you would do the same for your publications."

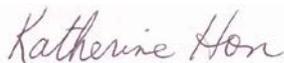
12. ARTICLES IN COMMUNITY NEWSPAPERS

Uptown News continues to feature history-themed articles from Katherine in her column "Past Matters." See the next page for a scan of the most recent article. Links are being posted on our Facebook page.

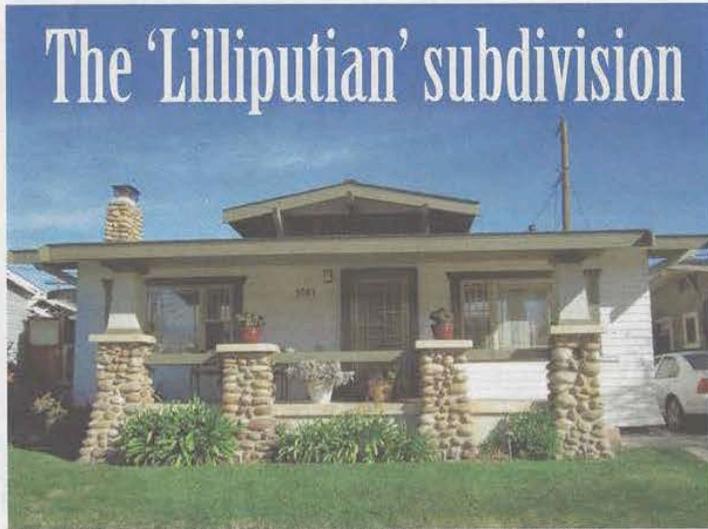
NEXT MEETING

The next meeting will be **THURSDAY** March 17, 2016 at 6:30 pm in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard, corner of Park and Lincoln Avenue. Wear green for Saint Patrick's Day!

Prepared by



Katherine Hon
Secretary, North Park Historical Society



3581 Park Villa Drive, completed in 1914, retains its original Craftsman architecture. (Photo by Katherine Hon)

The true story of Park Villa Drive

PastMatters
Katherine Hon

The best urban legends provide a kernel of truth wrapped in fantasy and charm. Such are the stories about Park Villa Drive.

This narrow, one-block-long, north-south street extends from Dwight Street to Myrtle Avenue between Arnold Avenue and Arizona Street. The block lies within the historical subdivision of Park Villas, which was originally mapped in 1870 with lots 25 feet wide by 125 feet deep, roadways from 60 to 65 feet wide, and alleys 15 feet wide. But Park Villa Drive is clearly different from neighboring blocks. What is the real story?

For charm, it is hard to beat the childhood fantasies of a nearby resident who grew up in the neighborhood. She wondered: Were the homes along Park Villa Drive a village built for Lilliputians like in Gulliver's Travels? One might think so from the small size of the backyards, the extensive use of cobble, and narrow "main street" not much wider than an alley. She liked to pretend the houses would only appear for her like the magical village of Brigadoon and would vanish into the mist to become an ordinary alley for everyone else.

A resident of Park Villa Drive guessed his block was built to be military housing. A resident along the west side of Arnold Avenue said she heard that the workers building the homes along her street set up tents as squatters and demanded the backyard of her house and others for their own homes facing the alley.

The truth is, this particular block was re-subdivided as the "Block 80 Park Villas" subdivision in 1912. Map No. 1495 approved by the Common Council in November 1912 presents a one-block subdivision consisting of the west side of Arnold Avenue, the east side of Arizona Street, the south side of Dwight Street, and the north side of Myrtle Avenue. What was originally an alley was widened to about 25 feet for the inner street, Park Villa Drive. The

developer, Southern California Home Builders, split the 125-foot-deep lots in half and merged two 25-foot frontages to form nearly square lots that were about 62 feet deep with 50-foot frontage.

City "Lot Books" (available on the city of San Diego website under the department "City Clerk" at bit.ly/1RVY6NH) show that the first five homes were built in 1913 along Arnold Avenue on lots one through five (3594 to 3560 Arnold Avenue). The next year, four more homes were completed along Arnold Avenue (3552, 3544, 3536, and 3512 Arnold Avenue), and eight homes were completed on the east side of Park Villa Drive (3589 to 3535 Park Villa Drive). One other structure at the southeast corner of Arizona and Dwight streets was also built in 1914.

By 1921, the Sanborn Fire Insurance Map shows that three additional homes along the east side of Arizona Street had been completed, but the rest of the lots in the subdivision remained vacant until later in the 1920s, including the entire west side of Park Villa Drive.

Although many of the first homes have been altered with newer windows and facade materials, much of their original Craftsman charm remains. Expansive porches, cobble piers and chim-

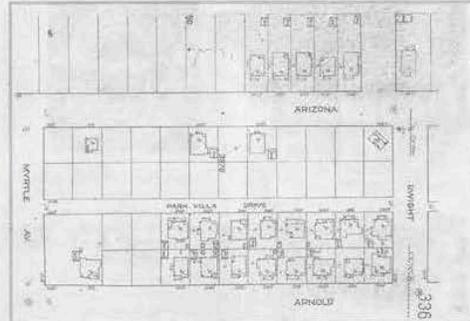


(above) 3530 Park Villa Drive is a pretty Mission Revival style home built in 1928 on the west side of the little street. (below) 3580 Arnold Avenue was one of the first five homes built in the subdivision in 1913. (Photos by Katherine Hon)

neys, exposed eaves, decorative rafters and braces, and traditional board and shingle facades can still be seen. Later homes are no less charming in mostly Craftsman and Revival styles.

What about our urban legends? Although Park Villa Drive is narrow and short, the bungalows in the subdivision are not smaller than other modest North Park homes, and the only Lilliputians are likely in the imaginations of children who enjoy playing in this quiet street.

As far as military housing, although George Pitkin, the first owner of 3580 Arnold Avenue, was Chief Yeoman for the U.S. Navy Recruiting Station, no other



The 1921 Sanborn Fire Insurance Map illustrates homes built within the Block 80 Park Villas subdivision by this year. Dashed lines indicate open walls such as porches (Courtesy San Diego History Center)



developer planned the small lots from the beginning, not out of pressure from their workers.

The first homeowners along Park Villa Drive included James Weldon, an agent with the North Pacific Steamship Co.; Lloyd Waggoner, a dentist; and William MacKellar, an inspector in charge of the U.S. Bureau of Animal Industry — no construction workers. But here is the kernel of truth: in the city directories for 1913 and 1914, Harry A. Malcolm, superintendent for Southern California Home Builders, is listed as a resident of 3593 Park Villa Drive. Apparently he was sharing space on the northernmost lot with William MacKellar at 3589 Park Villa Drive, perhaps in temporary quarters that would have been convenient for supervising construction in the

little subdivision during those two years.

For a detailed history of the many subdivisions in North Park, go to Paras Newsstand at 3911 30th Street for Donald Covington's book, "North Park: A San Diego Urban Village, 1896-1946," published by the North Park Historical Society.

—Katherine Hon is the secretary of the North Park Historical Society. Reach her at info@northparkhistory.org or 619-294-8990.

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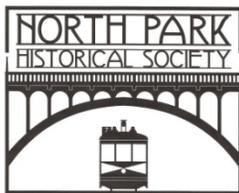
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February 19, 2016

Subject: Comments on the January 2016 North Park Community Plan Update

Dear Ms. Gates:

The North Park Historical Society (NPHS) is dedicated to our core mission of preserving our community's cultural and architectural history. We are opposed to changes that put our irreplaceable resources at risk. We are hopeful that the City staff will consider the documentation in this letter and have the North Park Community Plan Update (NPCPU) revised accordingly.

Zoning Revisions

Over the past decade the North Park community has experienced a meteoric rise in desirability and property values. It has become the place where people want to live and the place where business wants a presence. NPHS believes this resurgence to be the outcome of North Park's rare historic character which is evidenced by the ever increasing restoration of commercial and residential housing stock and the surging real-estate values. In essence, North Park is a unique small village within a large city, and NPHS strives to preserve this walkable, appealing, and authentic character.

In reviewing the January 2016 Draft of the NPCPU, NPHS is fearful that our neighborhood's small historic village character is at risk due to proposed changes to the current zoning ordinances. These changes are embedded in the revised zoning area designation assigned to the various zones throughout the North Park community. A Comparison of Existing and Proposed Land Use and Zoning Factors table is included on page 5 of this letter for ease of evaluation, and our primary concerns are summarized below.

In residential zones the proposed zoning revisions will essentially allow developers to construct buildings with higher densities and larger building envelopes (taller and bulkier) throughout all areas of North Park with the exception of low density residential areas where zoning remains unchanged (RS-1-7) and low/medium density residential areas where zoning remains mostly unchanged (RM-1-1) other than an increase in FAR from 0.40 to 0.75. These zoning changes will affect approximately 50% of all residential zones in North Park.

In commercial zones the proposed zoning revisions will likewise allow developers to construct buildings with higher densities and larger bulk envelopes throughout all areas of North Park with the exception of the four blocks of Adams Avenue east of Kansas Street (CC-3-4) in which the

density will be decreased but the height limit will be increased. These commercial zoning changes will affect 95% of commercial zones in North Park.

In addition to these zoning changes, the City claims to have “brought the residential densities back to their original adopted densities.” NPHS would like to point out that while the residential densities may be brought back to the 2015 NPCPU figures, they are well in excess of the current zoning densities in North Park as stated above. Accordingly, NPHS requests that all residential and commercial zoning ordinances remain unchanged from their current intensity, except along the major transportation corridors of El Cajon Boulevard, University Avenue, and 30th Street with the maximum height limit set at 65 feet. Regarding increases in height limits, NPHS is particularly concerned about the proposed allowable 100-foot height along University Avenue from Florida to 28th streets.

Density Bonus Program

The January 2016 NPCPU has proposed implementing a “Density Bonus Program Planned Development Permit Process.” NPHS insists that a well-conceived community plan does not need to offer density bonuses to developers who would only look for opportunities in such a program to increase their bottom line. As we noted in our letter dated August 10, 2015 to Marlon Pangilinan with comments on the June 2015 Draft NPCPU, offering zoning bonuses to gain public amenities from developers blunts the whole point of having a stable community plan. We strongly suggest other incentives for the inclusion of public amenities be found; such as property tax deferral packages on the city's portion of taxes for a limited number of years.

Accordingly, NPHS requests that the City does not include zoning bonuses of any kind in the NPCPU.

Neighborhood Characterization

Another specific concern is in regard to two maps in Section 4.3 Development Design: Centers, Corridors and Neighborhoods, wherein certain blocks have been indicated as “Multi-Character Neighborhoods” instead of “Traditional Character Neighborhoods.”

Urban Design: Figure 4-7 Centers, Corridors and Neighborhoods & Figure 4-11 Neighborhoods

The determination of a street/area being Traditional should be based upon whether the greatest number of buildings in the street/area are consistent in age and style of the particular period. If the street/area doesn't have a clear majority of such a consistency it should be considered Multi-Character. With this in mind, we find the following streets erroneously identified as Multi-Character Neighborhoods.

Both sides of Wightman from Arnold to 28th: (includes corner lots abutting Wightman)

- Total # of Properties: 27; # of Pre 1930's: 22; # of Pre 1950's: 4; # of 1970's Era: 1
- # of properties reevaluated as contributing to the historical fabric of the street: 13 SF (single family) + 8 Duplex + 1 Apt Bldg + 1 BC (bungalow court)
- # of properties reevaluated as non-contributing to the historical fabric of the street: 3 SF + 1 MD (multiple dwelling)
- % of properties evaluated as contributing to the historical fabric of the street: 85%

28th from Landis thru Wightman: (includes corner lots abutting 28th)

- Total # of Properties: 14; # of Pre 1930's: 13; # of 1970's Era: 1
- # of properties reevaluated as contributing to the historical fabric of the street: 12 SF
- # of properties reevaluated as non-contributing to the historical fabric of the street: 1 SF + 1 MD
- % of properties evaluated as contributing to the historical fabric of the street: 86%

Both sides of Ray from Landis to North Park Way: (includes corner lots abutting Ray)

- Total # of Properties: 22; # of Pre 1930's: 21; # of Pre 1940's: 1; # of 1970's Era: 0

- # of properties reevaluated as contributing to the historical fabric of the street: 15 SF + 1 BC
- # of properties reevaluated as non-contributing to the historical fabric of the street: 6
- % of properties evaluated as contributing to the historical fabric of the street: 73%

Both sides of Bancroft from Landis to North Park Way: (includes corner abutting Bancroft)

- Total # of Properties: 22; # of Pre 1940's: 17; # of Pre 1950's: 1; # of 1970's Era: 4
- # of properties reevaluated as contributing to the historical fabric of the street: 13 SF + 2 BC
- # of properties evaluated as non-contributing to the historical fabric of the street: 4 MD + 3 SF
- % of properties evaluated as contributing to the historical fabric of the street: 68%

Overview photographs of affected streets in the NPHS review are provided at the end of this letter. It is evident that these streets are a treasure trove of historically significant and irreplaceable properties which should not be put at risk by mischaracterizing them as Multi-Character Neighborhoods on the NPCPU maps.

Historic Preservation Element

Element 10 describes the development of the North Park Community and effectively summarizes the most recent Community Historic Survey. The proposed Goals on p.154 are appropriate: Goal #1 would identify and protect Historical Resources in North Park and achieving Goal #2 would provide information about community history to residents and visitors. We have the following comments and questions regarding this element:

- Historic Preservation Policies:
 - What mechanism would be used to provide Interim Protection of all Potential Districts identified in the Plan? This protection should occur as part of the development review process. (HP 2.1)
 - The Plan should establish the highest priorities for future staff prepared District Nominations. The highest priorities identified by NPHS are:
 1. the Park Boulevard Apartment District and
 2. the Central Commercial District surrounding 30th Street & University Avenue. (HP 2.2)
 - We strongly agree that staff should prepare a Multi-Property Listing for Bungalow Courts, which should be completed before the Plan is finalized. The Plan document should state the effect of this listing on courts identified as potentially historic. (HP 2.6)
 - North Park Main Street should be identified as the Business Improvement District (BID) for the central area. (HP 3.3)
 - The El Cajon Boulevard Business Improvement Association, Adams Avenue Business Association & University Heights Community Development Corporation should also be identified as other BIDs in the Community Plan area. (HP 3.4)
- Clarifications and Corrections:
 - Section 10.2 Identification and Preservation of Historical Resources:
 1. Development of North Park: 1907-1929. This section should state that bungalow courts were generally located in areas closest to the streetcar lines.
 2. Development of North Park: 1907-1929. This section should state that the houses built on the east-west street were generally smaller and located on smaller lots than the homes initially built on the north-south residential streets.
 3. Post World War II Development: 1949-1970. This section should state that the infill apartment projects were generally built on the north-south

residential streets. The smaller homes on the east-west residential streets generally remain today.

- o Figure 10-1: The North Park Theatre should be identified as a local Historic Resource.
- o Figure 10-2 The University Heights Water Facilities/North Park Water Tower should be added as a locally identified district (by 2015 action of the Historical Resources Board).
- o Figure 10-3 & Table 10-4 addressing Potential Historical Districts. The Park Boulevard Apartment District should be added as a Potential District identified in the Survey. NOTE: This Potential District is currently shown only on Figure 10-7 - areas identified during outreach.
- o Table 10-5 The list of Bungalow Courts in the draft Plan is much shorter than the list in the Survey. No courts built before 1935 are listed on Table 10-5.

Recreation Element: Bud Kearns Pool

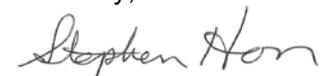
Table 7-1 of the proposed plan calls for replacing the existing Bud Kearns pool and clubhouse with a new aquatic complex. NPHS is adamantly opposed to demolition of the existing pool and clubhouse. This action would eliminate one of the oldest intact structures in all of Balboa Park as well as San Diego's first publicly funded swimming pool. The pool complex is linked to many significant historical persons and events in San Diego's history. The swimming pool and clubhouse were contained in John Nolen's 1920s original plan for the East Mesa and reflected the vision of John Morley for the area as well as the administration of Bud Kearns himself who was Recreation Director of the City of San Diego when the pool opened in 1933. The pool and clubhouse were designed by prominent San Diego architect, H. Louis Bodmer, who had a long history of involvement with Balboa Park as well as being a North Park resident for over 50 years. The pool and clubhouse were built with funds from a \$300,000 bond issue approved by San Diego voters in March 1932 to provide unemployment relief during the Great Depression, similar to what became the federal Works Progress Administration (WPA) program. The version of Table 7-1 in the revised October 2015 NPCPU had the preferred language.

Recreation Element: Petanque Center

We also request that Table 7-1 incorporate preservation and restoration of the existing Petanque Center building. As one of the original Morley Field structures dating from 1933, the building should be treated as a valuable historical structure and any additional structure constructed in the area should be constructed without impacting the historical integrity of the existing Petanque Center building. The version of Table 7-1 in the revised October 2015 NPCPU had the preferred language.

Please contact me if you have any questions or need additional information.

Sincerely,



Stephen Hon,
President

- c: Vicki Granowitz & Peter Hill (North Park Planning Committee)
Adrian Granda (Council District 3)
Ernie Bonn (UH Community Development Corporation/Historical Society)
Alana Coons and Jaye MacAskill (SOHO)
Angela Landsberg (North Park Main Street)
Beryl Forman (El Cajon Boulevard Business Improvement Association)
Anthony Bernal
Chris Ward

COMPARISON OF EXISTING AND PROPOSED LAND USE AND ZONING FACTORS

	LAND USE	ZONE	MAX DENSITY	MAX HEIGHT	MAX FAR
PROPOSED	Low	RS-1-7	5,000 SF/Lot Area 9 Du/Ac	24/30	0.60
CURRENT		RS-1-7	5,000 SF/Lot Area 9 Du/Ac	24/30	0.60
PROPOSED	Low Medium	RM-1-1	3,000 SF/Lot Area 15 Du/Ac	30	0.75
CURRENT		MR-3000	3,000 SF/Lot Area 15 Du/Ac	30	0.40
PROPOSED	Medium	RM-2-5 CN-1-3	1,500 SF/Lot Area 29 Du/Ac	40	1.35
CURRENT		MR-1750	1,750 SF/Lot Area 25 Du/Ac	30	0.45
PROPOSED	Medium High	RM-3-7	1,000 SF/Lot Area 44 Du/Ac	40	1.80
CURRENT		RM-1250	1,250 SF/Lot Area 35 Du/Ac	40	0.75
Proposed	High	RM-3-8	800 SF/Lot Area 54 Du/Ac	50	2.25
CURRENT		MR-800B	800 SF/Lot Area 54 Du/Ac	50	1.25
PROPOSED	Very High	RM-3-9	600 SF/Lot Area 73 Du/Ac	60	2.70
CURRENT		MR-1250	1,250 SF/Lot Area 35 Du/Ac	40	0.75
PROPOSED	Neighborhood(2)	CC-3-4	1,500 SF/Lot Area 29 Du/Ac	30	1.0
CURRENT		CV-3	1,000 SF/Lot Area 44 Du/Ac	40	0.75/1.25
PROPOSED	Community(1)	CC-3-6	600 SF/Lot Area 73 Du/Ac	65	2.0/2.5
CURRENT		CN-3	600/800 SF/Lt Area 54-73 Du/Ac	---	0.75/1.25
PROPOSED	Community(1)	CC-3-7	800 SF/Lot Area 54 Du/Ac	65	2.0/2.5
CURRENT		CN-3	1,000 SF/Lot Area 44 Du/Ac	65	0.75/1.25
PROPOSED	Community(2)	CC-3-8	600 SF/Lot Area 73 Du/Ac	100	2.0/2.5
CURRENT		CL-2	600/800 SF/Lt Area 54-73 Du/Ac	40	0.25/0.50
PROPOSED	Community(2)	RM-3-9	600 SF/Lot Area 73 Du/Ac	60	2.70
CURRENT		RM-1250	1,250 SF/Lot Area 35 Du/Ac	40	1.0/1.25
PROPOSED	Community(2)	CC-3-9	400 SF/Lot Area 109 Du/Ac	---	2.0/3.0
CURRENT		CN-1 / CL-1	600 SF/Lot Area 73 Du/Ac	---	1.0/1.25

INDICATES PROPOSED ZONING IS MORE INTENSE THAN CURRENT

INDICATES PROPOSED ZONING IS LESS INTENSE THAN CURRENT

INDICATES ZONING IS UNCHANGED FROM CURRENT

WIGHTMAN STREET
OVERVIEW PHOTOGRAPHS



WIGHTMAN @ 28TH LOOKING WEST



WIGHTMAN @ PERSHING LOOKING WEST



WIGHTMAN BETW 28TH & PERSHING



WIGHTMAN BETW PERSHING & VILLA TERRACE



WIGHTMAN BETW 28TH & PERSHING



WIGHTMAN @ VILLA TERRACE
LOOKING WEST



WIGHTMAN @ ARNOLD LOOKING WEST



WIGHTMAN BETW ARNOLD & ARIZONA



WIGHTMAN BETW ARNOLD & ARIZONA

28TH STREET OVERVIEW PHOTOGRAPHS



28TH @ LANDIS LOOKING NORTH



28TH BETW LANDIS & WIGHTMAN



28TH @ WIGHTMAN LOOKING SOUTH

RAY STREET OVERVIEW PHOTOGRAPHS



RAY @ NORTH PARK WAY LOOKING SOUTH



RAY BETW NORTH PARK WAY & LANDIS



RAY BETW NORTH PARK WAY & LANDIS

BANCROFT STREET
OVERVIEW PHOTOGRAPHS



BANCROFT @ LANDIS LOOKING NORTH



BANCROFT @ NORTH PARK WAY



BANCROFT BETW LANDIS & NORTH PARK WAY



BANCROFT BETW LANDIS & NORTH PARK WAY

North Park Had One Density Makeover, it Doesn't Need Another

Stephen Hon | February 26, 2016

http://www.voiceofsandiego.org/topics/opinion/north-park-had-one-density-makeover-it-doesnt-need-another/?google_editors_picks=true

As a 30-year resident of North Park and president of the [North Park Historical Society](#), I have seen a significant rise in desirability and property values in the community over the last 15 years. North Park has become a place where people want to live and the place where businesses want a presence.

North Park's rare historic character has contributed to the ongoing restoration of commercial and residential housing stock and the surging real estate values. In essence, North Park is a unique small village within a large city. It's a neighborhood that's walkable, appealing and authentic.

The changes proposed in the January 2016 [draft of the North Park Community Plan](#) put our neighborhood's small historic village character at risk due. While I expected the updated plan to present proposals for higher density along the major transit corridors, I do not support [plans for increasing density across major sections of North Park](#).

There are two especially troubling aspects of the plan. First, the proposed [Pedestrian-Oriented Infill Development Density Bonus program](#) and its related permitting process would create more problems than it would solve. Second, the proposed building height increases to 100 feet along Park Boulevard, El Cajon Boulevard and parts of University Avenue could be problematic, especially along the western part of University Avenue.

The program is designed to promote the redevelopment of so-called [Huffman-style six- and eight-unit apartment complexes](#) between Lincoln and Howard avenues and from Florida to Boundary streets. Those complexes are named after developer Ray Huffman who, beginning in the early 1960s bought up single-family homes, primarily in the University Heights subdivision north of University Avenue, demolished them and put up apartments.

Huffman and his many imitators capitalized on the need for inexpensive housing, especially as baby boomers became young adults. The University Heights subdivision had fairly large lots with alleys that made them ideal for a six- or eight-unit complex with parking in front and off the alley. Hundreds of homes were demolished and replaced by Huffman-style apartments in the '60s and '70s.

While commonly disparaged for their lack of style and because so many Craftsman and Spanish Revival homes were demolished, the Huffman-style apartments probably now represent the bulk of lower-cost housing in the North Park area. Unless the majority of units in the projects

developed under the density bonus program were dedicated to low-income housing there would likely be a net decrease in the number of affordable units.

The Huffman-style apartments, almost uniformly two-story structures, are also not out of scale with the remaining single-family homes in the area. The proposed density program would allow for significantly increased density on the land, which would result in a structure much higher than the surrounding buildings, going from two stories to probably, at minimum, three or four.

Even with design guidelines calling for stepping back the third (and higher) floors from the street side, the back side of the building would present a massive structure to residents on the other side of the alley. The south side of the [redeveloped Post Office building on North Park Way](#) gives a good example of the result. While the side facing North Park Way is varied in height, the back side is massive.

Increased allowable building heights will also impact the character of the surrounding neighborhoods. For example, the updated community plan calls for a 100-foot height limit from Florida Street to 28th Street along University Avenue. This would be similar to having a series of buildings like the towering [San Diego County Credit Union building](#) at 32nd Street and University Avenue along that segment of the street.

While a major transit corridor, University Avenue is a fairly narrow street. If the buildings were constructed to 100 feet, University Avenue would look like a canyon and houses to the north and south would be facing a wall.

I have participated in dozens of walking tours over the past eight years and met many people at street fairs, the historical society's car show and at book events. People love the architecture of the homes in the neighborhood, the fascinating history of North Park as a streetcar suburb and the role the North Park water tower played in the development of the area.

No one has ever said they would like North Park to be the next Little Italy or East Village. The density of North Park dramatically increased with the demolition of single-family homes to allow the construction of the Huffman-style apartments decades ago. I am opposed to North Park being subjected to a second round of increased densification and further loss of irreplaceable historic resources.

Stephen Hon is a North Park resident and the president of the North Park Historical Society. Hon's commentary has been edited for style and clarity. See anything in there we should fact check? [Tell us what to check out here.](#)