

GREATER GOLDEN HILL (GGH) PLANNING COMMITTEE (GGHPC) February 12, 2020

Golden Hill Recreation Center-Community Meeting Clubhouse
2600 Golf Course Drive
San Diego, CA 92102

Present-11: Tim Briggs (Vice Chair), Michael Nazarinia (Secretary), Susan Bugbee (Elections/ Membership/ Historical Subcommittee), Victoria Curran (Balboa Park Representative, Bike Lane Ad Hoc Subcommittee Chair), Reyna Ayala, Cheryl Brierton, Joe Coneglio, Sabrina DiMinico, Erika Espinoza-Araiza; Paul Schumacher, Susanna Starcevic

Absent-5: Kathy Vandenheuvel (GGHPC Chair, Community Planners' Committee (CPC) Representative, Airport Noise Citizens' Advisory Committee (AN-CAC) Representative), Molly Brooks, John Kroll, Valerie Pasquetto, Richard Santini

Meeting called to order by the Vice Chair at 6:31. Members of the public urged to sign in for 2-meeting eligibility requirement for election to GGHPC. (Election voting starts at 6 pm on Wednesday March 11, 2020, 8 candidates for 9 vacancies.)

A. Approval of minutes: Brierton moved, Bugbee seconded, To approve the GGHPC minutes of January 8, 2020. Motion carried, 9-yes, 0-no, 2-abstaining (Curran absent January 8, Ayala not yet appointed to GGHPC).

*B. Governmental Reports

1. 78th California State Assembly District (Majority Whip/ Assemblymember Todd Gloria by Randy Wilde). Though Wilde not present, Vice Chair reported e-mail contact, that SB 50 (overriding local planning to increase housing density near transit hubs) was not moving forward.

2. San Diego City Council District 3 (City Councilmember Chris Ward by Brett Weise). Handout distributed.

*Palisades Plaza by Aerospace Museum in Balboa Park is moving forward. (In response to question by former GGHPC member Melinda Lee: 144 parking spaces lost.)

*Purchase of the San Diego State University Stadium is moving forward with an \$87 million sale price, now that the environmental impact report is complete. The City is negotiating final terms of the sale.

* Ward's proposed housing bond increasing property tax assessments to local owners, to raise \$900 million, for developers to build and own 8,000 housing units which must remain affordable for 55 years, will come before the City Rules Committee in March 2020. Homeowners would be assessed an extra \$18/year for every \$100,000 of assessed value of their property, for the next 40 years.

In response to questions:

—the developers would then own the homes bought with our property taxes, and property would be managed by the San Diego Housing Commission (member of public) —no homeless can afford “affordable” defined as 60% of the median San Diego income (Judy Forman);

—homeowners can challenge assessment through existing procedures (Coneglio) -the few (under 30) affordable units built this way in GH in the 1970's will soon be gone (Briggs)

* Meet Ward at an event at the Rose 2/27, 6-7:30 pm.

3. 53rd Congressional District (Representative Susan Davis by Robert Case). Not present.

4. 39th State Senate District (Pro Tem Toni Atkins by Chevelle Tate). Not present

5. California Assembly District 80 (Assemblymember Lorena Gonzales by Lucas Cruz). Not present.

6. San Diego Police Department (SDPD) Community Relations Officer Kevin Vasquez. Not present.

7. Senior City Planner Bernie Turgeon. Not present.

C. Non-Agenda Public Comment.

(1) Melinda Lee. Why is the 30th and B structure (Project 603769) 5 stories high? It was supposed to be just 10 units. (This issue was raised at our last meeting, but staff did not follow up. The project never came to GGHPC.)

Schumacher: maybe a density bonus or state law?

Diminico: we should not speculate; Weiss will get the information from the City Development Services Department and report back.

(2) Jim Stephens. It has been 10 years that the Moose Lodge burned down. The concerns will be addressed in the February 21 issue of Uptown News.

D. Information Items

1. 30th and C, Project 64980, conditional use permit (CUP), liquor license and 24/7 hours of operation at site of former Miller's Market. (Site previously approved by GGHPC for 40 affordable rental units, with 66 underground parkin spaces and 8 on alley behind retail store.)

Proponents of the project had requested a GGHPC information item rather than an action item, in order to take into account the views of the community. By show of some 50 public audience members, all opposed the project. The Vice Chair then limited all speakers to two minutes, including GGHPC members, with members of the public to speak first following the proponents' presentation.

Appearing with developer Saad Hirmiz were Stanley Pollock, and ABC Attorney Matt Friedrichs.

* Pollock reminded everyone that the rental units with street-level retail had already been approved by GGHPC. Miller's Market sold alcohol there for the past 40 years, so there should be no problem with a beer cave and wine racks at the back, open 24 hours/7 days a week, with alcohol sales from 6 am to 2 am. Only 300 square feet of the 3,000-5,000 square foot retail space will be for liquor, with the rest for a bank and a coffee shop.

—Comments from the public:

*Miller's Market closed at 9 pm, no one wants traffic and noise until 2 am, especially with alcohol sold. There are security concerns, drug deals in parking lot. (Marsha Lyon, Susan O'Dean-Sekeres, Ian Roskela)

* People want/need food/groceries, not liquor (Christina Stidman) (Melinda Lee). Why not retail with normal business hours, no alcohol? (Marsha Rick Wood)

* There are plenty of other liquor stores nearby, more is not needed (for example, 28th and B) (Brett Pickering). From Juniper to A Street, there are 19 already businesses distributing alcohol, and some keep the checks homeless receive, to jerp giving them more alcohol (Judy Forman, Big Kitchen). Hirmiz response: checks come by direct deposit now.

Response by Friedrichs: only 3 others in relevant area, so Hirmiz's is permitted. No restrictions due to churches, schools. Church lost on 30th Street. But, community can add conditions to CUP. The only reason proponents even have to come to GGHPC is because liquor is being moved to the front of the property.

*The parking is limited to 8 spaces for the retail portion (David Ptak);

* There have been fights, crime in the parking lot, even a double homicide (Tiffany Holum) Plus, alcohol causes mental illness. (Susan O'Dean-Sekeres) (Hirmiz response: no citations given to Miller's Market, crime due to City dragging feet, only one double homicide in 49 years).

* SDPD Vice Sergeant Ben McCurry wants information about crime. 619-531-2973. Conditions can be no selling of singles, no fortified alcohol. Contact him to urge imposition of conditions. (Marsha Lyon). Bmccurry@pol.sandiego.gov

* is the liquor license really transferable? The license was surrendered in February 2019, for more than 180 days. And who really owns it? The general partnership is under 4 names. (Marsha Lyon, Michael Nazarinia).

*Alcohol will just draw druggies/bad actors wanting to stay high (Pamela Edwards). More homeless drunks and addicts will just move into the canyon next door to project site, he lives there and sees them now. (Joseph Alberts).

* Why can't there be a business like the Apple Tree Hirmiz owns in Ocean Beach? Look at all the comments on change.org and Next Door. (Colleen Nordlaw). We need a supermarket in our neighborhood, instead of having to go to North Park Von's. (Rachel Edwards). Hirmiz response: Miller's Market lost \$10,000/month after Walmart opened on Imperial, and Dollar Store on Market/26th.

*What revenue is expected from alcohol sales, \$12,000/month? Will there be 24/7 security? Look at issues at 30th/Broadway (Ian Rosekela). Hirmiz response: maybe at night.

*Think about the havoc created by drunk drivers who will head for this store. (Garrett Anderson).

—Comments from GGHPC members:

*Nazarinia: 179-200 people were polled, 90% opposed. Has lived 17 years behind Miller's Market, constant crime, feces, grafitti. Why not put in more housing instead. Hirmiz response: maxed out.

*Brierton: Overall project previously presented and approved was affordable housing with grocery, parking. Has observed drugs on project site in the 45 years living/owning in the neighborhood. Moving liquor to front from back increases traffic, encourages quick sales, no one wants this in residential working neighborhood where people need to sleep.

*Diminico: This is a replay of Hirmiz's Target store at Fern/Grape, people wanted a grocery store. 5 years ago, Hirmiz also claimed he was retiring, and a relative was ill or dying. For San Diego's climate action plan, people need/want to walk to buy groceries. Limiting Comments to two minutes is inappropriate, everything must be said, she will not be silenced.

—Schumacher. Isn't this zoned neighborhood commercial, which restricts hours of operation (6 am-10 pm)? Pollock response: no. Friedrichs response: this is a CUP only because liquor moved from back to front.

—Ayala: intent was to have a grocery store there, when plans were submitted 5 years ago. Hirmiz response: will still take over 2 years to build, Mission Federal Credit Union is looking at site.

*Briggs: only 10% of the space is currently planned for alcohol, but operator could go higher. A CUP condition could be imposed with a 10% ceiling.

*Bugbee: people who live in the complex don't need 24/7 activity.

*Curran: If Hirmiz is in fact retiring, this project should not be his legacy. Hirmiz should consider something like The Apple Tree. Thanks to Hirmiz for coming to get input, now he has heard the community does not want or need what he is proposing.

—Espinosa-Araiza, Coneglio, Starcevic: nothing to add, all has been said.

2. Renewal of City contract with San Diego Gas and Electric (SDGE). The City will vote and decide. Wildfire liability is determined by the Public Utilities Commission (PUC) (Weiss).

* Handout provided, PowerPoint. Wes Jones, SDGE presenter.

Wants contract for undergrounding in City right-of-way to be renewed for 25-35 years, to recover costs. Current contract for 50-year maximum allowed by City Charter is expiring. The 3% undergrounding fee (\$11 month) charged to customers is one of the highest in the US, but goes to City. Contract award is through open competition, aims to be 100% clean by 2045.

SDGE is leader in procuring clean energy, shareholder rate of return/profit is 7.8%, but SDGE needs to provide service if Community Choice provider is unable to do so.

*San Diego 350.org by Ryan ____?. Wants GGHPC to support their position, but this is only an information item, not an action item

Wants transparency, only 5-year contract due to changing energy market, shareholders to pay franchise fee (not shareholders).

SDGE tried to raise minimum charge from \$10 to \$38 to penalize those with solar, but PUC did not allow. Also, SDGE is holding up City's plans for implementing PURE water plan by stalling on undergrounding; the City recently filed a lawsuit because of the delays.

The Vice Chair said he would ask Chair if she planned to schedule this as an action item for a future meeting.

E. Reports by GGHPC Officers/ Committees.

*Chair: None.

*Vice Chair: None.

*CPC Alternate (Nazarinia). City Attorney Mara Elliott provided PowerPoint to CPC on her memo to City Council about legal status of community planning groups. Chair emailed the report to GGHPC members. Public can request email copy.

*Secretary Website Report (Nazarinia): The 3 GGHPC domains still do not forward to the current updated site. Issue should be resolved by next month.

*Balboa Park Committee Representative (Curran): Planning is in early stage, and there will be a report to the full Balboa Park Committee.

—GGHPC Chair Vandenheuvell advocated for GGH East Mesa needs, including Golf Course Drive multi-modal path.

—Jim Stephens spoke of need for more athletic fields.

—Focus is protecting infrastructure, and permanent funding source (rather than just one part of City Parks and Recreation budget).

—People generally want parking outside Balboa Park, and access via trams.

*Bike Subcommittee (Curran): still needs to schedule meeting with City Planner Turgeon to update GGHPC Community Plan routes.

*Bugbee (Elections and Membership). Elections will begin at 6 pm on Wednesday, March 11, before the 6:30 GGHPC meeting, at the GGH Recreation Center Clubhouse, 2600 Golf Course Drive. There are 9 vacancies, and only 8 candidates. Interested parties who will have attended two meetings on March 11 will become eligible for election or appointment.

—Meeting adjourned at 8:48 p.m.