

Greater Golden Hill Planning Committee
March Meeting Final Minutes
Wednesday, June 10, 2020, 6:30PM
via zoom meeting

Minutes Prepared by Cheryl Brierton, Sabrina DiMinico & Michael Nazarinia

Meeting called to order by **Chair at 6:32**. Chair instructed Vice Chair/zoom host to record meeting, and explained rules for participation in a zoom meeting. Chair noted no GGHPC meetings were held in April or March 2020, adjourned due to pandemic. There was a covid19 informational meeting on June 5 by Champions of Health, co-hosted in zoom by GGHPC and Golden Hill Community Development Corporation.

Present (11): Kathy Vandenhuevel (GGHPC Chair, Representative to Community Planners' Committee (CPC), Representative to Airport Citizens' Advisory Committee (ACAC), Tim Briggs (Vice Chair), Michael Nazarinia (Secretary), Susan Bugbee (Elections & Membership, Historic Subcommittee), Victoria Curran (Balboa Park Committee, Bicycle Subcommittee), Cheryl Brierton, Sabrina DiMinico, Erika Espinosa-Araiza, Valerie Pasquetto, Paul Schumacher & Susanna Starcevic. **Absent (3):** Reyna Ayala, Joe Coneglio, Richard Santini. **Twenty-six total participants** per zoom count, including government representatives and members of the public (Nazarinia).

Review/Approval of Minutes of March 2020 (April, May adjourned) Carry over to next meeting.

Governmental Reports

53rd Congressional District Robert Case 619.280.5353 robert.case@mail.house.gov

80th CA Assembly District Lucas Cruz 619.338.8090 lucas.cruz@asm.ca.gov

78th CA Assembly District Randy Wilde 619.645.3090 randy.wilde@asm.ca.gov

City Planner Bernard Turgeon 619.533.6575 bturgeon@sandiego.gov

SDPD Community Officer Kevin Vasquez 619.744.9500 kvasquez@pd.sandiego.gov

RETIRED

City Council District 3 Brett Weise 619.236.6633 bweise@sandiego.gov

Brett Weise for City Councilmember District 3 (Councilmember Chris Ward)

City Budget approved for FY 20-21, balanced by \$148 mill. From federal pandemic relief funds;

City has allocated an additional \$13 mill. For small business relief to 1000 businesses;

The City Rules Committee voted to place increased Midway height limits on ballot, issue advances now to City Council for vote; many corona virus reopening are scheduled for June 12, including Balboa Park Central Mesa.

Weise responded:

Vandenhuevel question about Golden Hill Golf Course Drive is not scheduled to be funded, but remains on list for future funding.

Briggs More slow streets are needed, with signage

Brierton Office of Race and Equity priorities have been formulated by City Councilmember Monica Montgomery

DiMinico, member of the public **Maureen McNulty** Status of liquor license approval still pending for former Miller's Market at 30th and C.

Brierton Balboa Park museums will decide their own reopening dates.

Gary Roberts, member of public The Housing Federation has a ballot measure that proposes an increased property tax assessment for 10 years to fund low income housing. The fund would be administered by the Housing Commission. **Weise** will obtain flyers with specifics to distribute.

**39th CA Senate District Chevelle Tate 619.645.3133 chevelle.tate@sen.ca.gov
for President Pro tem State Senator 39th District (Toni Atkins):**

The California legislature has until June 15 to finalize a budget. There is a \$54 billion shortfall. Information is available online; DMV has granted renewal extensions through July 28.

City of San Diego to work on moving homeless people out of the Convention Center/community concerns about keeping them there.

DiMinico asked for clarification on what community concerns were. Tate's response: homeless people being kept in the convention center is not really that safe because they can't maintain social distance; also the nature of the housing is temporary and we need to focus on moving homeless people into more permanent housing solutions

***Not present:**

Bernie Turgeon (City Planner)

Robert Case for US Congress Rep. 53rd District (Susan Davis)

Randy Wilde for Assembly member 78th District (Todd Gloria)

Lucas Cruz for Assembly member 89th District (Lorena Gonzalez)

San Diego Police Department Community Relations Officer (CRO) Ricardo Rios (replacing retired CRO Kevin Vasquez)

Non-Agenda Public Comment

For items not on the agenda but within the scope of authority of the planning committee. Limited discussion, as these have not been "noticed" for consideration, and limit to two minutes, please.

Miller's Market ABC protest, need to provide information to Sergeant Ben McCurry (DiMinico, Nazarinia, McNulty, member of public Bill Perno) (bmccurry@pd.sandiego.gov)

SDPD has been a leader with its no carotid restraint policy, de-escalation policy, but still to support City efforts to promote racial equity, have future agenda item re Councilmember Montgomery, Campaign Zero, police shooting report today on KPBS (Brierton, Schumacher). Chair indicated willingness to consider information item first, action item after.

Election of GGHPC Officers

Brierton moved, Curran seconded. Approve slate of Vandeneuvel Chair, Briggs Vice Chair, Nazarinia Secretary. **Motion carried unanimously**, 11-yes, abstain-0, no-0.

Vandeneuvel commented she would only continue as Chair for one year. Brierton urged that new leadership be mentored/nurtured. Brierton also requested evaluation of GGHPC participation on 2 airport committees, CAC and ANAC.

Nazarinia commented that there are 2 vacancies on GGHPC, because of the resignations of Molly Brooks and John Kroll.

Vandeneuvel indicated that GGHPC Bylaws (Article 4, section 2) require an election to fill two or more vacancies. However, it is unclear how an election could be conducted during the pandemic. (See Chair's Report below).

Schumacher moved, Brierton seconded. Ayala shall be the Representative to the Airport Noise Advisory Committee (ANAC), and Espinosa Araiza the alternate.

Motion carried, unanimous, yes-11, abstain-0, no-0.

CPC Representative and alternate. Will be on next agenda. Vandeneuvel wishes to continue

as Representative. Brierton indicated she would be contacting newer members to urge participation as alternate.

Draft Parks Master Plan.

Vandenheuvell prepared a proposed comment for the City Planning Commission next week, and Briggs made some amendments. These documents were circulated prior to the meeting. (ATTACHMENT 2, Amended Statement of GGHPC.) In addition, Vandenheuvell read her summary aloud. (ATTACHMENT 3, summary).

Brierton and **Curran** expressed thanks for the impressive work, and this was a consensus.

Brierton moved, Schumacher seconded, with motion amended to include summary, to adopt the amended report and summary as the statement of GGHPC on the proposed City Parks Master Plan. **Motion carried, unanimous.** Yes-11, abstain-0, no-0.

GGHPC Project Review Standing Subcommittee.

GGHPC recently amended its Bylaws to establish this Committee. **Briggs** and **Schumacher** are the only volunteers to serve. **The meetings shall be held in the first Wednesday of the month, at 6:30 pm.**

At **Brierton's** request, a zoom meeting of the Standing Committee is noticed for Wednesday, July 1, at 6:30 pm, concerning whether GGHPC should change its recommendation concerning Project 458558 on the 1300 block of lower Bancroft Street, in light of the City's recent position that homeowners on that Block are responsible to pay for maintenance of the street and retaining wall. The next cycle report for the Project is July 10, 2020.

Chair's Report (also CAC, CPC) (Vandenheuvell).

The Chair plans a future agenda item on GGHPC review under the community plan, for height deviations with state density bonus (SD Municipal Code 143.0915, arising from a 65-ft high, 4-story mixed use project at 30th and B Streets, not brought for review to GGHPC.

Another possible future agenda item is request by Ryan Sullivan for restaurants to use streets for tables at 30th and Beech. Espinosa Araiza pointed out impact on 2-bus route stops. Weise stated Metropolitan Transit Services worked with North Park on a similar issue. Weise will send a memo from the City Development Services Department, working to facilitate such arrangements.

Note: persons interested in filling one of the two empty GGHPC vacancies should ensure their attendance is noted at two meetings, for eligibility. The required ethics overview (e-COW) is available online at the City Planning Department website.

Chair is considering an application to be on City Redistricting Committee. See SD City Clerk website, deadline June 30.

Greater Golden Hill Community Planning Committee

June 10, 2020 Chair's Report By Kathy Vadenheuvell

1. March 12 DSD Review and Meeting Regarding 30th and B Street (Project 603769): Reviewed the plans for the development at 30th and B Street and met with DSD staff to understand how this project fell under a Process 1 Ministerial Review and did not require GGHPC notification or input. This project is a 4-story, mixed use development approximately 65 feet in height and will include 2 very low income affordable housing units: a studio and a 1 bedroom. This granted the developer 5 density bonus incentives, which included the height and commercial use deviations. The

development was reviewed by the City in accordance with 143.0915 (which is separate from 143.0704) which was enacted to meet State requirements and resulted in the Process 1 review. The City has limited ability to push back on incentive requests by the developers because the burden of proof falls on the City and in the event that the City loses a legal challenge, the City is responsible for all legal fees. Suggest this topic be placed on a future agenda to further discuss the implications of the State legislation.

2. CUP for Alcohol Sales at 30th and C St: Received multiple email communications from residents regarding this project expressing concern over the approval of alcohol sales at this site until midnight. Received a phone call from Sergeant Ben McCurry who said he has only received 5 letters from concerned neighbors and stressed the importance of these letters in determining ABC approval. Although many more neighbors have signed a petition, ABC does not put significant weight on petitions and looks to hear from individuals. Sergeant McCurry's Address is below along with the number for ABC:

Detective Sergeant Ben McCurry
San Diego Police Department
Investigations I-Vice Permits & Licensing
1401 Broadway #735
San Diego, Ca. 92101
Office: 619-531-2973

ABC: 619525-4064

In addition, I received a notice of right to appeal the environmental determination for this CUP. After meeting with the CEQA planner that made the determination and the DSD project manager, we did not file an appeal on environmental grounds. However, the DSD permit is separate and may be appealed at the hearing which will likely take place in mid-July. DSD is required to provide us with 2 weeks notice for the date of the hearing.

3. 4/17 Virtual Meeting with Councilmember Ward: I attended this virtual meeting on COVID-19 and expressed the concerns and questions that the GGHPC compiled. Brett Weise from CD-3 facilitated getting us written answers to these questions and concerns.

4. 5/1 Budget Town Hall with Councilmember Ward: I attended this virtual town hall meeting on the City's budget. The City is facing a significant deficit due to the COVID-19 Pandemic. Golf Course Drive Improvements are not included in the upcoming fiscal year's budget but remains on the CIP unfunded list presented in the budget backup.

5. DSD has launched their digital permitting system: We have not had a project to review since launch of this system in May.

6. May 26 CPC Meeting: This virtual meeting has been recorded and posted on the City's website. Agenda items included: 1) an update on the City's storm water program as it relates to channel improvements and mitigation, 2) Complete Communities Housing Solutions and Mobility Choices, and 3) Complete Communities – Parks Master Plan. There was expressed concern by the CPC that the complete community items were being rushed through without adequate CPG review and the CPC established 2 subcommittee groups to further review the Housing Solutions

and Mobility Choices and the Parks Master Plan. I volunteered to be on the Parks Master Plan subcommittee. It should be noted that State legislation requires the City to enact the Housing Solutions and Mobility Choices but there is no State legislation requiring the Parks Master Plan to be rushed.

7. May 28 Airport Noise CAC Meeting: Virtual committee meeting to review the operational alternatives presented as part of the Part 150 update. None of the alternatives presented significantly impact Greater Golden Hill and are more relevant to the coastal communities affected by takeoffs. There were several questions from the committee and a future meeting is being scheduled for further review of these alternatives.

8. City Redistricting Committee: City Redistricting Commission for 2020 lead by Diana Fuentes, from the City Clerk's Office. Link to City Website: <https://www.sandiego.gov/city-clerk/redistricting-commission> The commission will be made up of 9 members and 2 alternates, they are looking for a geographically diverse and non-partisan committee and are currently accepting nominations through June 30, 2020.

9. Election of Officers for the GGHPC : Contacted all current board members via phone and email to request nominations for the officer positions: Chair, Vice Chair and Secretary.

10. 2 Vacant Positions Identified: announced at the last meeting, John Kroll and Molly Brooks have had to resign. Because we have 2 concurrent vacancies, we will need to hold an additional election, per article IV Section 2 of the GGHPC bylaws: "Two or more concurrent community planning group vacancies shall be filled by a vote of all eligible members of the community by secret written ballot." Due to the COVID-19 restrictions CPGs have postponed elections. Elections for these vacancies will be noticed and scheduled as soon as possible given the current pandemic.

11. Officer Vasquez Retired: Officer Vasquez retired about a month ago. His replacement is Officer Ricardo Rios and his contact information is below:

Officer Ricardo Rios
Community Relations Officer, Central Division
San Diego Police Department
rrivas@pd.sandiego.gov
Office: 619-744-9516

12. Airport Noise ANAC: There are two available positions on this committee one is our GGHPC representative and one is an at large community member position. Michael Nazarinia expressed interest in the at-large position, and I have forwarded his information to the Airport Noise Program. Reyna Ayala has expressed interest in the GGHPC ANAC position.

13. Proposed Emergency Ordinance for Temporary Outdoor Business Operations: Ryan Sullivan from South Park Brewing Company contacted me regarding a proposal to use parking areas for temporary outdoor restaurant operations to benefit six restaurants on 30th and Beach to help them stay open during the current COVID-19 Pandemic.

14. June 5th Joint Meeting with Greater Golden Hill CDC for a COVID-19 Update: Champions for Health provided an update on the COVID-19 Pandemic virtually. We had about 15 community members participate in this meeting.

15. June 9th Parks Master Plan CPC Subcommittee: Strong participation for this virtual meeting to discuss concerns and questions regarding the Draft PMP. City staff was also on the call to help address questions. The committee is compiling a list of comments and questions from the subcommittee members and plans to have an additional meeting next week on Tuesday, June 16th. The committee plans to have a recommendation for the CPC's consideration at the June 23rd CPC meeting. It was announced at this meeting that the City plans to present the PMP and related General Plan amendment on June 18th indicating they will not be considering the public comments that are received by the current deadline of June 11th. Attendance from the community is welcome for the June 18th Planning Commission.

Vice-Chair's report (Briggs). None.

Balboa Park Report (Curran). Curran will follow up to inform GGHPC about results of a meeting of the Balboa Park Committee last week.

-In addition, Curran has been contacted concerning a proposal by Friends of Balboa Park, for volunteers to maintain the fountain and grotto in Golden Hill Park. She will get more information.

-Curran stated she had received no notice concerning the sudden May 2020 resignation of the Balboa Park Conservancy's Chief Executive Officer/fundraiser Herrera-Mishler. (Response to Brierton question.)

Bike Plan Subcommittee (Curran). There have been unexpected obstacles. Curran will follow up for the next meeting.

GGHPC websites (Nazarinia). Two legacy domains will now refer to the current website, at a yearly cost of \$7.99/year each (\$15.98 total)

***5G (Nazarinia).** Different providers are rolling this out in different areas, at different times. Brierton inquired if there was a rollout in Golden Hill yet. Nazarinia indicates he had no information about the tower at 27th and B Street at this time.

Meeting adjourned at 8:24 pm. The Chair indicates will be at least one more zoom meeting.

Golden hill planning committee meeting adjourned at 9:12.

The City of San Diego distributes agendas via email and can provide agendas in alternative formats as well as a sign language or oral interpreter for the meeting with advance notice. To request these services, please contact the City at

(619) 235-5200 or sdplanninggroups@sandiego.gov.

Find the GGHPC on the Web at <https://goldenhillplanning.com>

Attachment 3: Summary

Summary by Vandenheuvel Draft Parks Master Plan:

The recreation section of Greater Golden Hill's 2016 Community Plan Update and our CIP priority list have a large focus on being a park-deficit community with no population-based parks or recreation facilities within our community. Because land acquisition is difficult due cost and availability, our community plan identifies proposed park equivalences in the adjacent Neighborhood Edge of Balboa Park to meet much of the community's park requirements.

Most of our CIP priorities, such as a multi-modal path along Golf Course Drive, have been priorities for over 30 years. Due to the significant funding gap for infrastructure and maintenance in Balboa Park and competing regional and tourism priorities, we have not been successful at seeing any of our priority projects to increase and improve access to Balboa Park, improvements for Golden Hill Park, or implementation of the Pershing Recreation Complex included in the East Mesa Precise Plan. We are concerned that this Parks Master Plan has not provided enough information on how Regional Parks, such as Balboa Park will be scored for our community and the impact it will have on providing better quality park access to our residents. Further, the elimination of a population-based standard for park acreage is a significant concern and we recommend adding a population-based standard to a revised quality scoring system based on our comments presented in this document.

We strongly recommend that the City's Planning Department extend the review time for the Draft PMP and conduct outreach efforts to the Greater Golden Hill Planning Committee and the other CPGs in the City before finalizing the document.

This is an important planning document for our communities, and I hope you reconsider presenting this plan to the Planning Commission next week to allow for meaningful consideration of the community comments received from us and other community-based organizations.

Attachment 3:

Comments on San Diego Draft Parks Master Plan by Vandeneuvel

June 10, 2020

City of San Diego Planning Department
Attn: Jonathan Avila
9485 Aero Drive, M.S. 413
San Diego, CA 92123
Via email to: joavila@sandiego.gov

Re: Comments on San Diego Draft Parks Master Plan (PMP)

Dear Mr. Avila:

The Greater Golden Hill Planning Committee is submitting the following comments on the City of San Diego Draft Parks Master Plan (PMP), Complete Communities Play Everywhere:

General Comments:

1. **Request for Comment Review Extension:** This plan represents a significant change in how our City evaluates park needs for our residents. It has significant implications to Greater Golden Hill and other neighborhoods currently designated as “park deficient” areas. The Greater Golden Hill Community Plan prioritizes the need for new parks since we have no other parks outside of Balboa Park, which is a regional park.

Due to the COVID-19 Pandemic, the Greater Golden Hill Planning Committee has gone dark in April and May. We requested that the Planning Department Provide a presentation to our Community Planning Group (CPG) but that request was rejected under the rationale that this plan is City-wide and therefore the Planning Department would be providing a presentation only to the CPC, on May 26th. Although we are thankful that the City extended the public comment period to June 11, additional time is needed to allow CPGs enough time to take the presented material back to their individual groups to provide input. Please extend the public comment period to at least June 30th to allow these groups to provide meaningful input on the Draft. Extending the public comment period to June 30th would also allow the CPC’s Parks subcommittee to be part of the public comment record and have its recommendations meaningfully considered.

Please reconsider brining this to the Planning Commission on June 18th. This does not allow meaningful time for the planning department to review public comments and consider public input into the document.

2. **Need for Population-Based Standard:** There is significant concern over the elimination on the population-based standard of 2.8 acres per 1,000 residents and replacing it with a point-based standard. The plan references a standard of 12 points, which does not provide enough nuance to evaluate whether or not a community's park needs are truly addressed. For example, an area such as Piazza de la Famiglia (Case Study 2) scores a 12 but does not have any space for children to play safely and does not have any trees or open areas for recreation. Although this is a wonderful public space, it clearly does not provide enough park need for the surrounding residents.

In addition, the COVID-19 pandemic has shown us how important our open spaces and parks are, especially in our denser neighborhoods where residents in multi-family housing do not have access to a back yard. In order to make sure we have enough park space for our urban areas during future pandemics we need to maintain a minimum population-based standard for park space, one that allows us to have access to nature and be able to socially distance during a pandemic.

Instead of a 12-point score criteria, please consider establishing a minimum score criteria in each park category shown in Appendix D and include a population-based minimum acreage for community parks.

3. **Canyons are not Parks:** Although I support prioritizing access to parks and agree that everyone should be within a 10-minute walk to a Park, this should not include canyons or other areas not accessible for a stroller or wheelchair.

4. **Need to Prioritize Children:** Children have special needs for park space since they are generally more active than adults and active play is critical for childhood development. Any community park scoring needs to prioritize children's needs. A neighborhood's parks needs should not be able to be met if the park needs for children cannot be met.

5. **Bicycle and Pedestrian Access:** Evaluation of park access time for walking or bicycle needs to be measured not just in terms of the time it takes to walk or bike to a park but also the quality of infrastructure, particularly for biking, and use of a stroller and/or wheelchair.

6. **Outreach to Minority Communities:** The PMP relies heavily on the input received during the workshops and online survey. However, the PMP does not provide any demographic information of the survey responders. As shown in other park master planning efforts by other urban cities, surveys can lead to a misrepresentation of minority and low-income park needs. (See the example in Houston at <https://www.citylab.com/design/2016/03/why-race-matters-in-planning-public-parks-houston-texas/474966/>). Please provide the demographic breakdown of survey responders. What specific outreach efforts were conducted to gain input from African American, Latino and other minority neighborhoods? Please also provide a breakdown of survey responders based on community area.

Specific Comments:

Executive Summary, page vii: Priorities for Residents: Access to active recreations spaces including athletic fields should be included in resident priorities.

Page viii: A New Park Standard: The City of San Diego should not eliminate the previous population-based standard of 2.8 acres of parkland per 1,000 residents and create a new point-based method that does not also include a standard population based standard. Greater Golden Hill is a neighborhood that is significantly impacted by the increased density in our urban core. A minimum park acreage standard

based on population needs to be included in the PMP. Further, our recent experiences during the COVID-19 Pandemic has enhanced our understanding of park needs, especially for our denser areas. Ensuring that there is enough park space for current and future residents in a future pandemic cannot be assured without a population-based standard for park acreage.

Page viii. Can you please provide the communities and scoring breakdown for the four communities that have met the previous 2.8 acres per 1,000 residents? Appendix D provides a breakdown of only one community scoring above 12, Mission Beach.

Page viii: Prioritization Framework. Prioritization based on Park access is commendable. However, access evaluations should only consider the parks included in the Community Park category in Appendix C. In addition, access should consider the quality of infrastructure available. For example, if a sidewalk is not available on a busy or high-speed street than that route should not count as walkable access. Every family should be within a safe 10-minute walk to a community park. Canyon lands and other trail-oriented open spaces do not typically accommodate strollers or wheelchairs and therefore should not count when determining park access.

Section 1, Equitable: Prioritization on equitable access to parks is critical. However, it appears that the PMP will significantly alter Greater Golden Hill's status as a park deficit neighborhood and therefore negatively impact our ability to implement our current community plan and CIP priorities. Greater Golden Hill community plan and CIP Priorities are focused on park access and park acquisition. How will this current plan impact our ability to implement our community's park priorities and DIF account? Can you confirm that Greater Golden Hill would still be considered park deficient under this new proposed PMP? What score would Greater Golden Hill have and how does that score breakdown?

A population-based standard is still critical and needs to be added to the Final PMP. COVID-19 has forced us to re-evaluate the need for open space. We need to make sure we are planning for enough physical open space to support our anticipated population growth to be prepared for future pandemics. Without a population-based standard the equity issues regarding access to open space will only be worse in future pandemics.

Although the plan attempts to prioritize access within a 10-minute walk to a park, if that park is a small park in a dense neighborhood with limited capacity, then that area should still be reflected as having a park deficit. For example, a family might be able to spend 40 minutes of quality time at a park but if it is in a dense urban area this may still not be enough adequate park space for the population served.

It is unclear that the equity principals in section 1.4 pages 9, specifically for all residents to have "opportunities for everyone to play outside" will be able to be achieved without a population based standard. COVID-19 has shown us that during a pandemic we need to maintain social distancing outside, how do you ensure there is enough space to meet that need in the next pandemic without a population-based sized standard for parks?

Also, all parks do not provide access to all people. If a park facility includes a fee, it will impact the ability of lower income individuals to make use of the facility. How is this taken into account when assessing equitable access for everyone in San Diego?

Section 2, The Park System Today, page 18: Out of the 42,000 acres of parkland shown, 9,000 acres include regional, community and neighborhood parks. The report states that San Diego has the second largest urban park system. Is this statement based on the 42,000 acres, which include canyons, open

space and water areas? Please cite reference for this statistic. Also, how does San Diego rank in regional, community and neighborhood parks (9,000 acres) compared with other urban cities.

Parks and Typologies: Have all the typologies shown been included in the access estimates for communities (i.e. 10-20-30-40)? Please specify which ones if not all were considered. What about joint use parks that are only open 2 days per week? Please explain how rooftop spaces count for park space. What type of public access would be required for a roof-top space to be considered park space? Is full-time public access required? Is access limited to residents of a building or complex or neighborhood or City-wide? What requirements for public outreach are required to educate a neighborhood that a roof-top park facility is available? Please specify whether these roof-top facilities are free for residents? Please also confirm that access to all of these facilities/typologies are free for City residents. If not, what is the rationale for using these types of facilities in calculating a resident's access to parks? Please note that especially in our current economic downturn, many residents do not have the means for paying fees for park access and this could create further inequity in park access for low-income residents.

Portable Pool Program: Page 26 references a portable pool program. Can you please provide more information on this program and how communities can request these portable facilities?

Golf Courses: Not including golf courses in a community's park score is appropriate based on the fee-based structure of those facilities which tend to exclude low-income residents. However, please include an inclusion plan for the City's golf courses to expand access to these facilities to all residents. Public transportation options and other pedestrian or bicycle connections to neighboring communities should be included.

Stakeholder Interviews: Why weren't the Community Planning Groups considered stakeholders in the Park Master Plan? Community Planning Groups would have been an excellent resource on incorporating priorities from community outreach done during the community planning update process. To what extent were the community plans, especially the recent updates like Greater Golden Hill (2016), used as a reference for this PMP? Please detail which specific plans were reviewed and how their park priorities were included in this process.

Section 2.3 Equity and Access: Thank you for recognizing that central and southern San Diego tend to have a greater need for additional recreational opportunities. This includes Greater Golden Hill. Unfortunately, but moving away from a population-based standard, this plan will most likely lead to less access for park space for our community, creating a larger equity issue for our residents. Greater Golden Hill, situated adjacent to downtown, has experienced significant impacts due to increased residential development. As this much needed residential development continues to increase density in our area, our need for park space is only increasing. However, since Greater Golden Hill is not identified as a community of concern, we are not likely to receive any additional funding to help increase our park access and are concerned that the limited development impact fees we have access to will be taken to provide park access elsewhere in the City. Greater Golden Hill has relied on areas of Balboa Park for our recreation needs. However, because Balboa Park has such a large maintenance deficit, funding for maintaining, updating or providing community access has never been prioritized. How does the City intend to provide better access to Balboa Park for Greater Golden Hill Residents if no new parks will be proposed for Greater Golden Hill? We have been waiting for the proposed Pershing Recreation Complex for over 25 years. Is the City still committed to this plan to provide much needed athletic fields for Greater Golden Hill and other neighboring communities? How will the City facilitate the recreation and

park priorities documented in the recent Greater Golden Hill Community Plan Update from 2016?

It is not evident that without population-based park acreage requirement that future development in Greater Golden Hill and the neighboring communities will have adequate park space to support the population growth in this area. Please consider including a population-based standard alongside the quality point standard proposed.

Figure 6: The figure illustrates a significant concern that our population has dramatically increased in Central and South San Diego at the same time our Parks and Recreation funding has been slashed by 2/3 of previously funded levels. Parks and Recreation budgets continue to be cut further and has created an unattainable funding deficit for our current parkland and is unacceptable. The City needs to provide more funding to parks in order support the current and future population.

This plan seems to justify the current park deficit in the City of San Diego by redefining what a park is and removing a population-based park acreage goal. Although significant budget difficulties present a real challenge, we should not accept a reduced standard for park space. We need to recognize the budget challenges and continue to prioritize funding in areas that have current park deficits, such as Greater Golden Hill.

Pg 39 Demographic Trends: The City should prioritize having trolley access to Balboa Park. The trolley provides an easier mode of transportation for families with young children and provide more reliable service than the current MTS bus system.

Section 3 pg 47: Resident priorities should include athletic fields and active recreation spaces.

Section 4: Park Standard: The biggest concern with this PMP is the move to eliminate a population-based acreage standard. A population based standard in conjunction with a quality point system is needed to have a park system that meets the needs of our entire City's residents equally. Removing an acreage standard will lead to a decrease in quality of life for existing City residents and does a disservice to future residents. Please include a minimum number of green acreage and minimum area for children's play as criteria in the new proposed park standard. If a community does not have sufficient green space or children's play areas than that community cannot be considered as having met their park needs regardless of total score.

Case Study 1 – Children's Park: Children's Park has always been mislabeled as it was never a space that prioritized children. Lack of use was not just because of poor design but also due to a lack of security and unsafe environment due to the high homeless population within the park. It also illustrates how the point-based system does not prioritize children. Families in dense urban areas typically do not have backyards and it is therefore, more critical to provide open space geared to children. Having a current scoring of Children's Park at 13 shows that the current proposed scoring system is not adequate (a recreation value of 12 points per 1,000 people is now proposed as the park standard).

Case Study 2 – Piazza de la Famiglia: The claim that this space meets "everyone's" park needs is untrue. There is no area for children to play and there are no trees, yet this "park" scores a 12. This area is a wonderful public space, but it should not be considered a park that meets the recreation needs of the surrounding population.

4.3 10-20-30-40 access: The 10-minute walk access standard should be revised to only be applied to community parks. If an area is not accessible for a stroller it should not be considered to meet this standard.

Busses provide limited access for families with stroller-aged children and typically provide much less access during the weekend when many families are likely to access parks. Increasing trolley access to parks, especially Balboa Park should be a priority.

Page 73-75: Suggest adding a hatching (similar to the one used in Appendix A) for military and non-residential areas. It is difficult to distinguish between the yellow and white coloring currently used on these figures.

Canyon lands should not be considered parkland in regard to these access standards.

Communities of Concern: Why is the CEI the only determination for assessing communities of concern? Please add a more detailed description of the CEI and the rationale for using this as the sole metric for identifying areas that will become priorities for park funding.

Figure 12 PCI: Balboa Park appears to be shown within the highest condition rating. However, this does not take into account the neighborhood park sections of Balboa Park which are often in the worst condition and therefore this figure does not adequately show the true park pressure of the urban communities adjacent to Balboa Park and questions the use of regional parks to address neighborhood park needs.

Policies: Pg 84 PP1: How will access to regional parks be prioritized? Will Greater Golden Hill have more priority funding for upgrades to our neighborhood parks within Balboa Park? We have waited over 30 years for the Golf Course Drive project, we have barbed wire fencing in reach of children at Golden Hill Park and no sidewalk along 26th Street to gain access to the main portions of Balboa Park. Will these projects be prioritized if Greater Golden Hill is not considered a community of concern?

Equity and Access – It is not clear that prioritizing areas solely based on the CEI will result in improved equity for park access. In fact, it seems that the equity and access issues that Greater Golden Hill residents currently have will be worse under this new proposed standard.

EA4: Please confirm that Greater Golden Hill would be a priority as “an urban area with fewer parks”

Activation: This section does not seem to consider the special need children have for parks.

Community Building: Commercialization of our parks, especially Balboa Park has been a significant concern for neighboring communities as shown by the recent public meetings regarding Inspiration Point. This concern should be documented in this section.

Mobility as Recreation: MR4 – What is meant by “appropriate rights-of-way”. How would a right-of-way be evaluated to determine if it can be integrated with recreational amenities? What public input would be required?

Arts and Culture: Picture on Page 96 of the Japanese Friendship Garden. This is a beautiful spot in Balboa Park; however, it is accessible only by paying a fee. This is not an example of a park area accessible to everyone can also illustrate the problems with allowing regional parks to count as neighborhood parks.

Conservation, Sustainability and Resilience: Thank you for prioritizing sustainability and the benefits open green spaces have in combating climate change. Prioritizing better public transportation to parks should be included in this section.

Partnerships: The desire to strengthen community partnerships is welcome. In order to truly work as a partner with community planning groups, the City should extend the comment period of this draft PMP to no sooner than June 30th to allow more CPGs to discuss and provide input on this critical plan. Due to COVID-19 many groups have not been able to meet and are just now moving meetings to online platforms.

Regional Parks: Please consider expanding this section to describe how the regional parks fit into this PMP and how they are being included in community scoring and used to meet the neighborhood park needs. Also please add a discussion of the competing priorities that regional parks have that lead to neighborhood park amenities being overlooked in funding priorities. Consider adding an additional policy RP6 that focuses on increasing community access to regional parks especially for neighboring communities.

Funding F5: Community input has been consistent that parking fees should not be considered in Balboa Park. If Balboa Park is serving as a neighborhood park, then those neighborhoods should not have the additional burden of paying for parking, especially when these neighborhoods have inadequate pedestrian and bicycle access to these facilities.

Funding F6 and F7: Citywide Park Fee - Please clarify what this is and how it is envisioned to be implemented and what effect the equity issue neighborhoods currently have regarding park access. If Greater Golden Hill is not considered a community of concern how will potential fees be evaluated for our community?

F14: Can you confirm that a joint use facility which is not available to the public at all times, would score less than a similar facility that was fully open to the public. A park that has unrestricted access should not have the same score as a similar joint-use facility. Please consider applying a factor to joint use facilities proportional to the access allowed (i.e. a facility open 60% of the time be scored with a 0.6 factor).

Appendix C: Pg 18 – Please clarify public access requirements for a privately-owned park site to contribute to a community’s park score, especially if that facility has reduced access.

Appendix D Pg 19 – Recreational Value Scoring Methodology: Please define what is considered an access point. Would an access point have to be accessible for a stroller or wheelchair to qualify?

Recreational value for a community planning area does not seem to take into account accessibility.

Please revise to have more prioritization for families with young children. This point system can result in a score of “12” without providing access or amenities for children. Current scoring seems to provide more points for dogs than for children.

Access points based on proximity should be revised to include frequency of service not just location of transit stop. Frequency on weekends should be prioritized in scoring since park use increases over weekends.

Linkage: Please revise to have pedestrian connections score higher.

Overall Scoring Criteria: Instead of a 12-point score criteria, please consider establishing a minimum score criteria in each category in order to achieve the quality standard and include a population-based minimum acreage for community parks. Scoring priority should be reviewed so an acreage of park

space does not score higher than a food court, dog off-leash areas should not score higher than play areas, a park with open space without any amenities should still show value in this point system.

Appendix E: Since there are only 52 communities in the City of San Diego, all communities should be included in Appendix E and provided a score so that communities can truly evaluate how this new Parks Master Plan will impact each community.

Summary:

The recreation section of Greater Golden Hill's 2016 Community Plan Update and our CIP priority list have a large focus on being a park-deficit community with no population-based parks or recreation facilities within our community. Because land acquisition is difficult due cost and availability, our community plan identifies proposed park equivalences in the adjacent Neighborhood Edge of Balboa Park to meet much of the community's park requirements.

Most of our CIP priorities, such as a multi-modal path along Golf Course Drive, have been priorities for over 30 years. Due to the significant funding gap for infrastructure and maintenance in Balboa Park and competing regional and tourism priorities, we have not been successful at seeing any of our priority projects to increase and improve access to Balboa Park, improvements for Golden Hill Park, or implementation of the Pershing Recreation Complex included in the East Mesa Precise Plan. We are concerned that this Parks Master Plan has not provided enough information on how Regional Parks, such as Balboa Park will be scored for our community and the impact it will have on providing better quality park access to our residents. Further, the elimination of a population-based standard for park acreage is a significant concern and we recommend adding a population-based standard to a revised quality scoring system based on our comments presented in this document.

We strongly recommend that the City's Planning Department extend the review time for the Draft PMP and conduct outreach efforts to the Greater Golden Hill Planning Committee and the other CPGs in the City before finalizing the document.

This is an important planning document for our communities, and I hope you reconsider presenting this plan to the Planning Commission next week to allow for meaningful consideration of the community comments received from us and other community-based organizations.

Respectfully,



Kathy Vandenheuvel

Chair, Greater Golden Hill Planning Committee
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Complete Communities: Play Everywhere

Parks Master Plan / General Plan Recreation Element Amendment

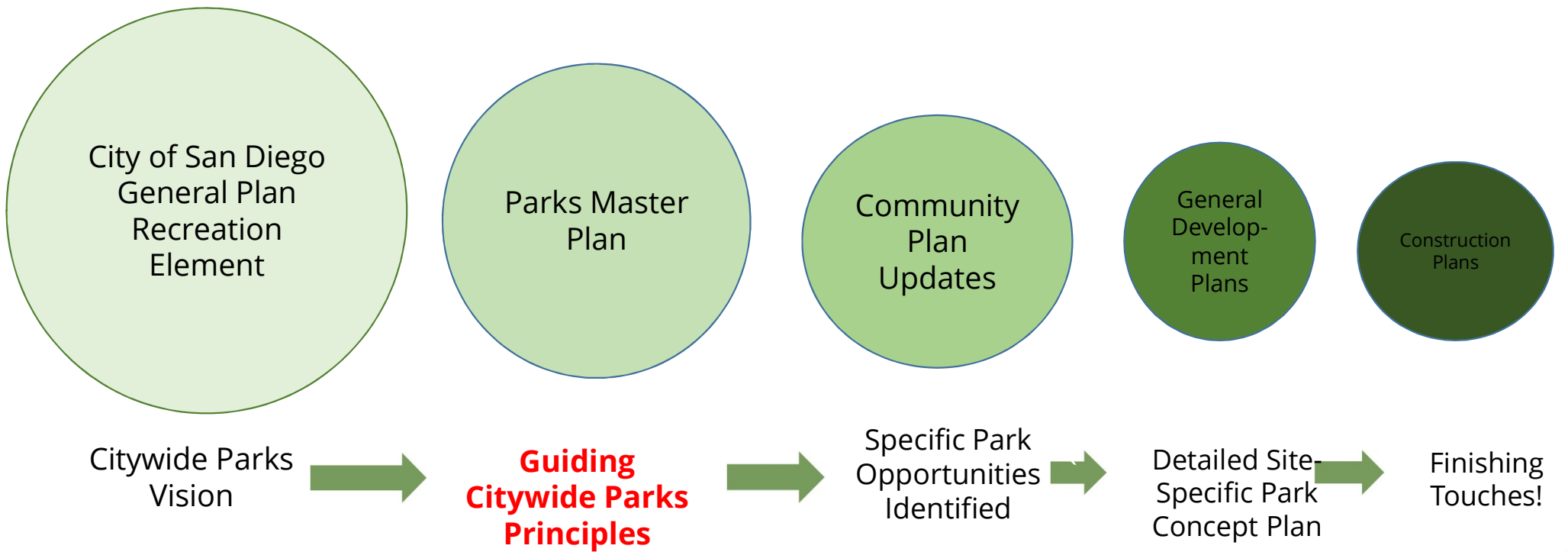
Community Planners Committee
May 26, 2020



Complete Communities



Park Planning Context



Parks Master Plan

Why we need it

- 2008 General Plan
 - Parks Master Plan needed to meet urban park needs / ensure equitable access
- Climate Action Plan
 - Increase **walking, biking, and transit** use
 - Most new development **near transit**
 - Increase **urban tree canopy**
- Invest **equitably** in communities



Parks Master Plan

Vision

- **Interconnected** Citywide park system
- **Thriving recreational spaces** close to transit
- **New recreational** experiences
- **Equitable** park investments where needed most
- Easy **walk, bicycle, and transit** access
- Opportunities for everyone to **play outside** and make social connections



Outreach Activities to date

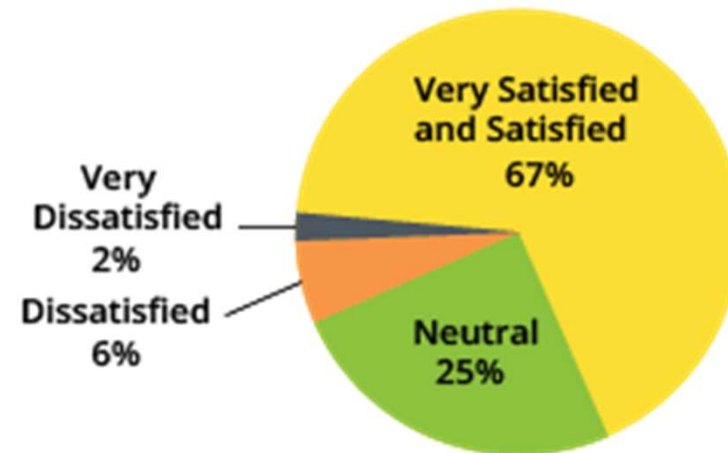
- Citywide statistically valid survey
- 13 Workshops + 2 popup community events
- 2 Online activities
- 7 informational briefings to advisory bodies:
 - ✓ March 2018: Planning Commission
 - ✓ March 2018: Public Safety & Livable Neighborhoods Council Committee
 - ✓ October 2019: Community Planners Committee
 - ✓ October 2019: Active Transportation & Infrastructure Council Committee
 - ✓ October 2019: Community Forestry Advisory Board
 - ✓ November 2019: Parks & Recreation Board



What we learned

- 67% of residents **satisfied or very satisfied** with the City's parks
- Priorities include:
 - small neighborhood parks
 - open space and trails
 - beaches and shoreline parks
 - fitness and wellness programs
 - senior programs
 - nature programming

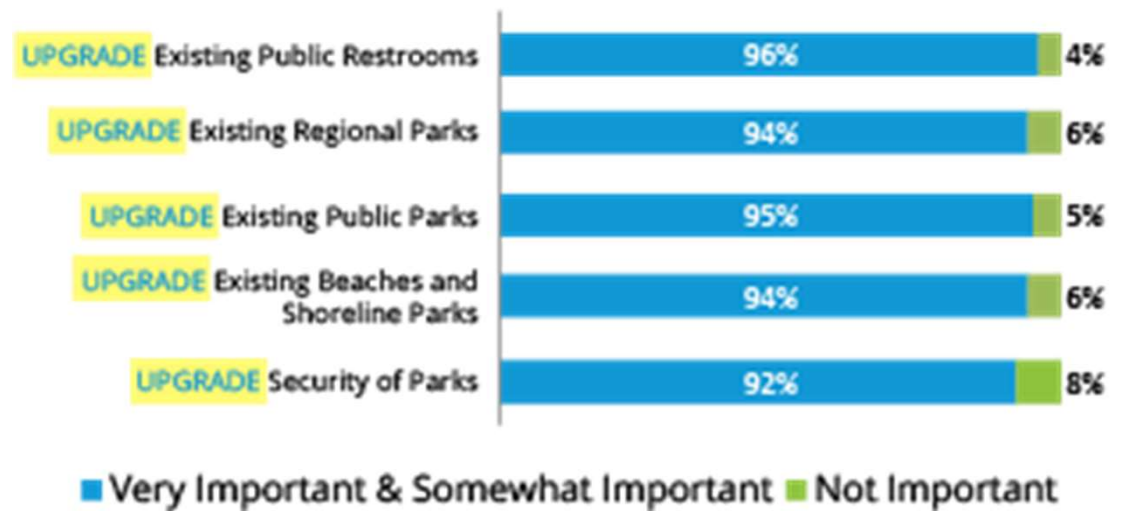
Satisfaction with Facilities & Programs



Just over two-thirds (67%) of residents were satisfied or very satisfied with the City's Parks and Recreation Facilities/Programs

What we learned

- Residents favor **upgrades** to existing parks
- Opportunities to add recreational value within existing public spaces



How we plan now

Current General Plan: Acreage-based standard on community plan area basis. Existing 2.8 acres per 1,000 residents standard

Challenges

- Limits comprehensive planning for an interconnected Citywide parks system
- Urbanized areas lack available land
- Funding and staffing limits
- Can create further inequities in the distribution of parks throughout the City



Parks Master Plan Recommendations

Identifies existing gaps to guide future park development and promote equity Citywide.

- **New Equity Goals**
- **New 10-20-30-40 Minute Access Goal**
- **New Park Standard**
- **Reformed Citywide Park Development Impact Fee**



Parks Master Plan Equity Goals

Climate Equity Index

- Prioritizes investments and funding in communities of concern

Park Condition Index

- Highlights current condition and maintenance needs

Park Demand

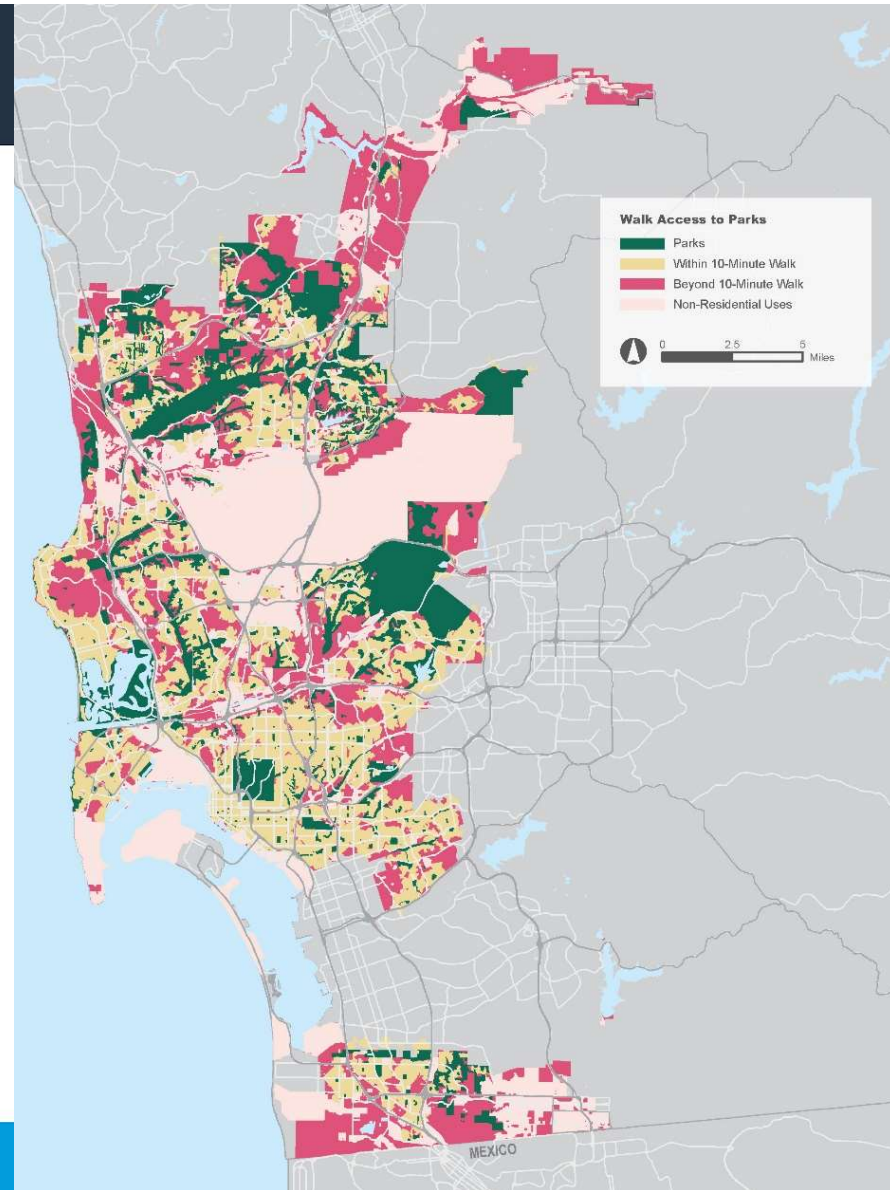
- Analyzes local populations and communities to ensure park needs are met



Parks Master Plan 10-20-30-40 Access Goal

Sets a travel time goal for reaching a meaningful recreational opportunity

- **10-minute** walk
- **20-minute** bike ride or micro-mobility ride, and
- **30-minute** transit ride, to a park that
- To a park that can be enjoyed for **at least 40 minutes** (park activation)



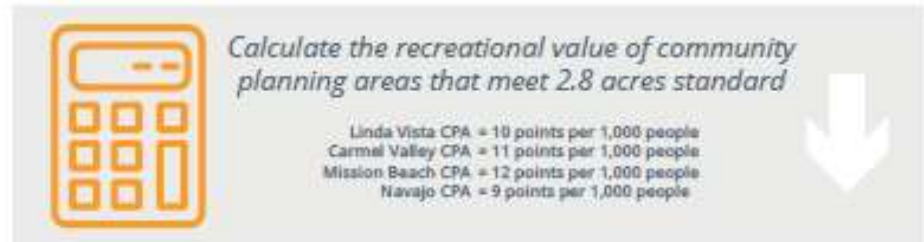
New Value-Based Park Standard

A new way to plan a meaningful, successful, and interconnected park system

- Value Standard – 12 points per 1,000 population
- Value determined based on features related to:
 - Carrying capacity
 - Recreation opportunities
 - Access
 - Activations
- Acreage is a factor – but not the only factor – in determining recreational value



How did we develop the new Park Standard?



Children's Parks Case Study - Existing



Existing Recreation Point Value		
Key	Amenities	Points
	Mini Park	2
A	Public Art/Placemaking Elements	1
B	Linkages: CI 1 Bike or Cycle Track	4
C	Integrated With Transit (500 ft)	3
D	Connection to Public/Civic Use	3
Total		13
Population Served		1,100

SEE EXISTING PLAN VIEW

Children's Park is a 1.7-acre downtown mini-park with a forest of pine trees, and a small pond.

Current amenities offer 13 points of recreational value.

- Limited range of available amenities,
- Years of underuse
- Public safety challenges

Children's Parks Case Study – Proposed



Proposed Recreation Point Value		
Key	Amenities	Points
	Mini Park	2
A	Public Art/Placemaking Elements	10
B	Linkages: CI 1 Bike or Cycle Track	2
C	Integrated With Transit (500 ft)	1
D	Connection to Public/Civic Use	2
E	Food Area/Concessions	2
F	All-weather shade with tables/seating	2
G	Comfort Station	3
H	Play Area	2
I	Fitness Circuit	4
J	Specialty recreation (soft-surface)	3
K	Off-Leash Dog Area	3
Total		36
Population Served		3,000

SEE PROPOSED PLAN VIEW

Planned amenities will significantly increase the site's point total to 36

- Recreational experiences on par with that of a 10-acre park.

Maximize the recreational use of compact urban spaces by:

- Co-locating compatible activities
- Offering amenities that appeal to a wide range of users.

Children's Parks Case Study



Parks Master Plan Policies

The plan consists of goals and policies in 12 categories. Together, this mix outlines a sustainable strategy to achieve the vision of Play Everywhere for Everyone

Parks + Programming - Opportunities for everyone to play, explore, learn, and interact

Equity and Access - Access within a 10-minute walk, 20-minute bike ride, and 30-minute transit ride for everyone to a park or recreational experience that can be enjoyed for at least 40 minutes.



Parks Master Plan Policies

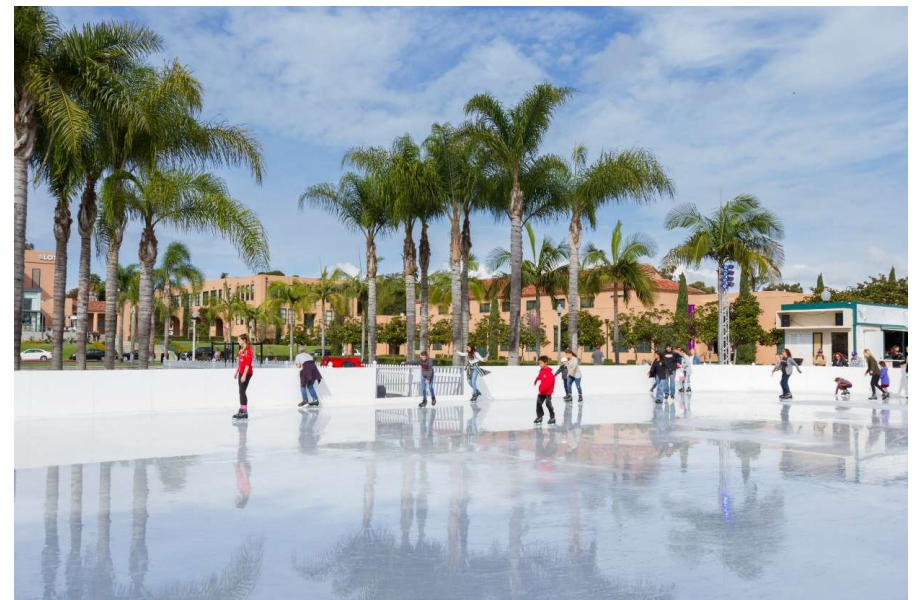
Activation - Safe and inviting public spaces that support positive experiences for everyone and that further equity and access goals.

Co-Benefits - Multi-purpose park spaces that improve overall quality of life.

Community Building - Parks that are the focal points of our communities.

Mobility as Recreation - A Citywide network of safe, active recreational links that connects people with parks and public spaces.

Arts and Culture - Parks that express the unique identities of our communities and connect people to arts and cultural experiences.



Parks Master Plan Policies

Conservation, Sustainability, and Resilience -

A parks system that preserves and enhances our natural landscape, while making the City more active and resilient.

Partnerships - A collaborative network of partners and resources that improves and expands recreational opportunities throughout the City.

Operations and Maintenance - An efficient, durable, and well-maintained parks system that provides consistent, long-term quality to everyone.



Parks Master Plan Policies

Regional Parks - Well-maintained and accessible regional parks that showcase unique scenic, natural, historical or cultural resources, while offering everyday recreation.

Funding - Sustainable, equitable, and dedicated funding sources to invest in the City's parks system.



How we collect park fees now

The City currently collects fees in each community planning area. This creates certain **challenges:**

- Restricts City's ability to deliver parks sooner even when money is otherwise available
- Fees collected must be spent within the community it was collected
- Funds not always spent on parks
- Fees greatly vary between communities



Citywide Park Development Impact Fee

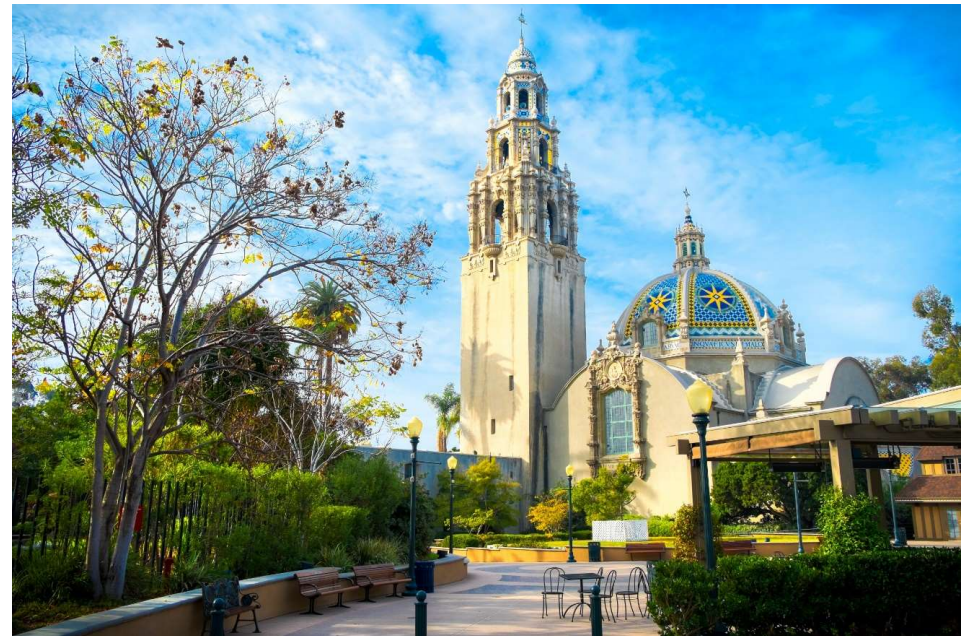
Citywide Park Development Impact Fee sets a standard impact fee across the entire city **allowing** the City to:

- Deliver parks **faster** with access to a larger pool of funds
- Target the **greatest needs** across the City
- **Efficient use of land** to provide more recreational assets at lower cost



General Plan Recreation Element Amendment

- Updated to reflect the adoption of a new Parks Master Plan
- New parks standard
- Other minor changes to bring the Recreation Element in line with Parks Master Plan



Please visit www.sandiego.gov/parks-master-plan

Questions?