

# Greater Golden Hill Planning Committee

## Wednesday, July 8, 2020, 6:30 P.M.

This will be a virtual meeting  
(not in-person) through Zoom

6:30 Call to Order  
Additions and/or Deletions to Agenda  
Review/Approval of Minutes of June 2020

6:40 Governmental Reports

39 <sup>th</sup> CA Senate District	Chevelle Tate	619.645.3133	<a href="mailto:chevelle.tate@sen.ca.gov">chevelle.tate@sen.ca.gov</a>
53 <sup>rd</sup> Congressional District	Robert Case	619.280.5353	<a href="mailto:robert.case@mail.house.gov">robert.case@mail.house.gov</a>
80 <sup>th</sup> CA Assembly District	Lucas Cruz	619.338.8090	<a href="mailto:lucas.cruz@asm.ca.gov">lucas.cruz@asm.ca.gov</a>
78 <sup>th</sup> CA Assembly District	Randy Wilde	619.645.3090	<a href="mailto:randy.wilde@asm.ca.gov">randy.wilde@asm.ca.gov</a>
City Council District 3	Brett Weise	619.236.6633	<a href="mailto:bweise@sandiego.gov">bweise@sandiego.gov</a>
City Planner	Bernard Turgeon	619.533.6575	<a href="mailto:bturgeon@sandiego.gov">bturgeon@sandiego.gov</a>
Community Officer	Ricardo Rios	619.744.9516	<a href="mailto:rrivas@pd.sandiego.gov">rrivas@pd.sandiego.gov</a>

7:00 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.

7:15 Information Item

- 1) City of San Diego AC Water & Sewer Group 1023 Project.** David Spindler, PK Mechanical, and Samira Nourbakhshbeidokhti and Alireza Heidari from the City of San Diego will be presenting the details related to this project. This project proposes to replace 10,169 LF (1.93 miles) of existing AC water mains including associated water services, fire hydrants, curb ramps, traffic control, etc. This project proposes to replace 696 LF (0.13 miles) of existing CP sewer mains including associated sewer laterals and manholes. The point of contact for this project is Vic Salazar Communications, [vic@vicsalazar.com](mailto:vic@vicsalazar.com).

7:35 Action Items

- 2) Emergency Ordinance for Temporary Outdoor Business Operation Permits for South Park.** The Temporary Outdoor Business Operation Permit supports the recovery of local retail outlets and restaurants devastated by economic impacts from COVID-19 by helping businesses with limited footprints operate in outdoor settings adjacent to their businesses and get closer to the sunshine. The goal is to help dining and retail outlets with space constraints expand operations outdoors so they can cost-effectively implement safety, health and distancing protocols. Howard Blackson, [hblackson@avrpstudios.com](mailto:hblackson@avrpstudios.com) and Ryan Sullivan, [sullpenguin@gmail.com](mailto:sullpenguin@gmail.com) to present proposed applications for outdoor business operations for businesses in the commercial areas along 30th and Fern Street.
- 3) Complete Communities: Housing and Mobility.** Consider making a recommendation and or public comment on one or both parts of the Complete Communities initiative. Complete Communities: Mobility Choices and Housing Solutions proposes amendments to the San Diego Municipal Code (SDMC) to provide incentives to increase housing production and expand the mobility network around transit hubs and existing development. Housing Solutions is an opt-in program intended to help the City meet its Regional Housing Assessment Needs (RHNA) goals for affordable housing, CAP goals by providing for affordable housing in multi-family and mixed-use commercial areas served by transit. This is an additional bonus program for providing housing for all income levels while including amenities like linear parks and promenades. Compete

Communities Housing Solutions will help the City meet its RHNA goals for affordable housing and comply with state law AB2372, also known as the California Sustainable and Affordable Housing Act (CSAHA). Housing production will need to triple annual production to meet RHNA goals of 108,000 units of housing in San Diego by 2029. The program is only permitted in zones for multi-family in Transit Priority Areas and is intended to incentivize small-scale development while investing in amenities to improve quality of life for new residents. The program would require affordable housing be located in transit supportive areas and meet inclusionary housing requirements to provide an additional 10% rental units be for households earning up to 120% Area Median Income (AMI). The project must also replace existing similar size affordable units. The project must pay \$9 per sf of lot area, or \$11 per sf lot area if over 95 feet in height into the neighborhood enhancement fund or else construct an onsite promenade. Projects meeting the requirements are allowed incentives including ministerial processing, FAR-based density/height, affordable housing incentives, DIF scaled to square feet of unit size. The program requires 20% affordable housing - the 10% bonus at the inclusionary rate plus 10% at the moderate-income rate. The program is scheduled for City Council summer of 2020.

Goals for mobility include connecting residents with safe and convenient mobility options that connect them to jobs, shopping, services, parks, and other amenities. SB 743 required cities to move from measuring transportation using a level of service analysis to one using Vehicle Miles Traveled (VMT). Using the VMT metric focuses on activities that reduce vehicle trips like walking, biking and transit instead of accommodating vehicular trips as level of service does. An in-lieu fee for active transportation compliance in portions of the city is also being created.

Link to City Page: Resource:

<https://www.sandiego.gov/planning/programs/completeness/housingsolutions>

<https://www.sandiego.gov/planning/programs/mobility/mobilitychoices>

- 4) **Bancroft Street Residences - Project No. 458558.** Review recommendation by the development review project subcommittee regarding progress on the Bancroft Street Residences - Project No. 458558. The subcommittee met on July 1, 2020 to review the motion previously passed by GGHPC concerning this 2-home project on lower Bancroft Street and discuss issues with recent construction and possible actions.
- 5) **City of San Diego Office of Race and Equity.** Consider actions the GGHPC can implement or propose to support the newly created Office of Race and Equity. Cheryl Brierton to report on outreach to Councilmember Montgomery's office.
- 6) **Committee Assignments for CAC, ANAC and CPC.** Confirm and consider appointments for ANAC representative and alternate, CAC representative and CPC alternate positions.

8:30 Chair, Vice Chair, ANAC, BPC, Website, Project Review and Bike Plan Subcommittee reports

8:45 Adjourn

Next Meeting: July 8, 2020 at 6:30 PM

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