

Greater Golden Hill Planning Committee
Wednesday, May 8, 2019, 6:30 P.M.
Final Meeting Minutes prepared by Secretary Michael Nazarinia
goldenhillplanning@sbcglobal.net
Golden Hill Recreation Center- Community Meeting “Clubhouse”
www.sandiego.gov/planning/community/cpg
<https://goldenhillplanning.com/>
2600 Golf Course Dr., San Diego, Ca 92102

The clubhouse is the smaller building south of the main gym along Golf Course Dr., near 26th St. and Russ Blvd.

6:30 Call to Order

Present-14:

Kathy Vandenheuvel (Chair, CPC Representative),
Tim Briggs (Vice Chair),
Michael Nazarinia (Secretary), (Capital Improvements Project (CIP) Chair),
Susan Bugbee (Membership/Elections Representative, Historic Subcommittee Chair),
Victoria Curran (Balboa Park Representative, Bicycle Route Subcommittee Chair),
Susanna Starcevic (Airport Noise Advisory Committee (ANAC) Representative),
Cheryl Brierton,
Molly Brooks,
Joe Coneglio,
Sabrina DiMinico,
John Kroll,
Cristina Magaña,
Richard Santini,
David Swarens
Maggie Fulton (absent)
Oscar Medina (absent)

Additions and/or Deletions to Agenda

*The Airport Noise Advisory Committee (ANAC) Report will be given by Past Chair David Swarens

Review/Approval of Minutes of April 10, 2019

Magaña moved, Vandenheuvel seconded (double check), to approve the minutes of April 10, 2019, with changes by Brierton, Swarens, Vandenheuvel & Magana (as read aloud by Nazarinia). Motion carried with changes, 9 yes, 0 no, 5 abstentions (Briggs, Brooks, Coneglio & Diminico as did not attend April meeting; Swarens-did not receive draft minutes, due to switching email accounts.

6:45 Governmental Reports

*San Diego Police Dept. Community Relations Officer Kevin Vasquez:

Not present

Council District 3 – Brett Weise (619) 236-6633 bweise@sandiego.gov

Not present

39th Senate District –Toni Duran, (619) 645-3133 Toni.Duran@sen.ca.gov

Not present

53rd Congressional District – Ashley Campbell 619) 280-5353

Ashley.campbell@mail.house.gov

Not present

California State Assembly 78th District (Assembly member Todd Gloria):

Not present

City Planner –Bernard Turgeon (619) 533-6575 bturgeon@sandiego.gov

--Community Orientation Workshop (COW) is May 18, for seated Board members of Community Planning Groups.

--The Historic District proposed for east of I-5 to Russ Street is behind schedule. City Staff Kelly Stanco anticipates bringing a consultant on board in July to prepare a context statement, with the survey to be conducted in mid to late summer. Turgeon will be involved, and will keep GGHPC (Historic Subcommittee Chair Bugbee) informed.

Turgeon: Assumes community orientation workshop (COW) has been attended by all current GGHPC members. The townhome project at 32nd and C is going forward and sidewalks will have historic scoring. The Culverwell Taggarts expansion of the historic district in Golden Hill West area is from Russ blvd to 94 freeway and 5 freeway to 25th street. This is behind schedule as this was an expansion of the community plan update, but delays due to other areas such as North Park going first. The housing initiative has delayed this expansion due to the mayor. The plan is to have survey work start late summer and is currently 6 months behind schedule

Brierton: Does Bugbee get to be part of this expansion? Yes of course but staff changes are happening. Kelly Stanco is leaving and her position is open. Turgeon will help fill this role temporarily.

Swarens: City was opposed to expansion of historic district initially, now it's changed, do you know why?

Turgeon: It was delayed because its being processed as a new district not an expansion.

Swarens: Deadline was October 2017, so it's almost two years behind,

Turgeon: Original timeline was not met due to swap out with the North Park Historical District.

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.

Nazarinia: Miller's market update, the project has been delayed due to the eviction proceedings of the one tenant who lives on the adjacent lot to Miller's. Nazarinia put tenant in touch with Councilmember Ward's office representative Brett Weise who located resources for this individual through the San Diego Housing Commission. Nazarinia called and emailed Miller's Market owner to attempt to mediate but issue but the tenant's income not being enough to be able to get the first and last month's rent and security deposit that is available through this Homeless Prevention & Diversion program "HOUSING FIRST – SAN DIEGO" which from 2018-2020 directs \$79.7 million over three years to six programs to create permanent housing opportunities for 3,000 homeless individuals and families, more information at this link:

http://www.sdhc.org/uploadedFiles/Media_Center/Fact_Sheets/HOUSING-FIRST_Homeless-Prevention-Diversion_GeneralAudience.pdf

Swarens: Former "Chapel of Happiness" site on 3060 Broadway just east of 30th street has broken ground and will be "workforce housing" meaning smaller rentals. This project has been reviewed by this committee.

Gerry Rae: Urged residents and businesspersons to report graffiti. Reported Beech and Dale streets had graffiti on red zones in three areas and reported it to the City. City painted right away. North Park is beset by graffiti. Need to have business owners to request graffiti removal.

Swarens and Nazarnia graffiti has been reported through the "Get It Done" App? Nazarinia noted great success with this through the app or website.

Kroll: South Park business district needs to be notified of this as well.

*The Chair, Vandenheuvell, announced that members of the public wishing to be considered as GGHPC Board members should sign in, because attendance at two GGHPC meetings is required to be eligible.

Information Items - None

7:15 Action Items

1) B Street Residences – PTS No. 632290. Project Address: 3019, 3021 and 3023 B Street. Developer/Presenter: Deren Schneider, Island Mortgage, Inc., (619) 405-2939 Description: Process 3 tentative map waiver to create three residential condominiums from one parcel, known as a subdivision.

Darren Schneider: first time developer who is a mortgage broker by day and has a twin brother. City requested new sidewalk, curbs gutter and in compliance have included them. Two parking units per unit have been created covered garage connected access to entry. Each unit has access from the alley. 3 bedroom, 2 bath with view decks on top. 1283 and 1249 sqft. \$700K. A homeowner's association will be created with private CC&Rs. Automatic gates and AC units on top, each unit has their own so they are Townhomes.

Brierton mentions no left turn

Daren will ask the city.

Vandenheuvel: short term rentals? Darren says more than 60 days so quarterly.

Kroll: happy to hear it

Vandenheuvel: was one lot one parcel being split into three parcels.

Turgeon says lot splits should not be split if over 14K or 100ft. Not a problem.

Swarens: clarify?

Turgeon: lot split not consolidation.

Kroll how deep 150 by 100'

Nazarinia: Lighting?

Brierton: new lighting for alley?

Briggs: why split the parcel? Because you can sell them when split as opposed to renting them out. 3 years

Nazarinia what took so long? Surveys to demo took a year and half. Laid foundation 13 months ago.

Swarens: it's a nice addition.

Nazarinia: following the community plan on landscaping.

Swarens: hopes for canopy trees.

Darren: Canopy trees will be 8ft from inception.

The division of the small lot does not fall within the limitations of the Community Plan (Turgeon, response to Brierton);

If the lot is not divided, the units can only be rented, not sold (Schneider, response to Briggs);

The Covenants, Conditions and Restrictions (CC&Rs) for the Homeowners Association (HOA) will limit Vacation rentals to three months (Schneider, Response to Kroll);

For security, there are cameras which will be offered to purchasers, and lights will be considered (Schneider, response to Brierton);

No left turn sign at alley exit will be discussed with City due to heavy traffic (Schneider, response to Brierton);

Landscaping is being put in this weekend in accordance with Community Plan (Schneider, Response to Nazarinia);

Trees include canopy trees (Schneider, response to Swarens);

The project is attractive (Swarens).

Swarens makes motion to support recommending a process 3 tentative map waiver, to create three residential condominiums. Motion carried, 14-yes, 0-no, 0-abstentions-- unanimous.

2) Capital Improvement Projects (CIPs) Update

GGHPC must take action at its June 12 meeting, to submit a list of desired CIPs to City in time for its Jul 1 deadline. Vandenheuvel noted that some 18% of community recommendations were implemented Citywide. Accordingly, a subcommittee was set and noticed for May 22, 2019, at 6 pm for the park bench/table outside the Clubhouse. Nazarinia agreed to Chair the Subcommittee at the last meeting, and will attempt to secure use of the Clubhouse itself. In addition to Nazarinia, Curran, Kroll, Magana, Swarens and Vandenheuvel agreed to participate in the meeting; members of the public are welcome to attend. The new prioritization allows ranking 1 to 5, with all others equally ranked as 6.

Ideas shared at the meeting included Storm drains on "F" Street from 25th (Curran), storm drain on Ash Street at Bancroft eroding 32nd Street Canyon (Brierton), Golf Course Drive multimodal path carryover (Brierton) (Turgeon will check status of design, due to be completed by City budget cycle ending June 30th), street lighting (Swarens, locations to be identified), remaining portions of 25th Street Renaissance Project (Vandenheuvel), Wayfinding update (Vandenheuvel).

Swarens, Curran, Kroll and Magaña, Vandenheuvel will be on the committee. June 12th meeting must be done. Has to be in by July 1st, then CPC comes back with list to QC for all projects and finalize in August. May 22nd at 6pm here is the next meeting notice. Curran – storm drains on F Street and 25th and downhill. Brierton Storm drain at ash and 32nd street canyon has created a new canyon.

Swarens: street lighting needs more specificity, such as Acorn lights.

Brierton: Golf Course Drive multimodal drive asks Turgeon, Swarens says it's in this year's budget.

Briggs: at what point do we remove from the CIP?

Vandenheuvel, once construction is finished completely then can be removed? Can have as many 6's but have to make 1-5.

3) Declare Open Board Position as Maggie Fulton could not meet the minimum attendance requirement so she resigned. Valerie Paschetto is volunteering and Bugbee will check sign in sheets to see if she has met minimum requirements. Erika Araiza is also interested and it's her third meeting though she only signed in for two meetings and is also interested.

8:00 **Chair, Vice Chair, CPC reports**

Turgeon they will be filming the training at the Community Orientation Workshop for the online it's a good thing. Also meeting others to work together. See email. Brierton asked if persons interested in filling the GGHPC vacancy were eligible to attend, since there is only one live COW training annually. Would like to have more than one.

Turgeon about street light, ask for the lights update on Acorn style.

Vandenheuvel: GGHCDC may have synergy.

Swarens: city should revisit the policy about these lights. 30th and Beech has four acorn lights.

On agenda for next month

Turgeon says they acorn lights are better for pedestrian lighting.

GGHPC Reports.

(1) Report of Chair/Community Planners' Committee (CPC) Representative (Vandenheuvel).

--CIP projects (See above). At CPC, City Staffer Andrea Demmich provided useful contact information for desired projects.

--The City of San Diego created a workgroup to revise City Council Policy 600-24, applicable to all Community Planning Groups (CPGs), but did not include CPGs in the process. CPC has formed a subcommittee to submit its recommendations to the City.

--The CPC discussed SB 50 (by State Senator Weiner, which changes the way California cities zone near major transit hubs (allowing taller residential buildings, and increased affordable housing and tenant protections).

--The upcoming COW Workshop is May 18, for all board members who have not yet taken it. (See above.) There is also an upcoming training for all CPG Chairs and Vice-Chairs.
--There is a second open GGHPC position, which will be declared at the next GGHPC meeting. Medina resigned May 7, due to a move out of the GGHPC planning area. Nazarinia volunteered to work on updating the GGHPC website with Medina, who generously offered to assist.
--Acorn lights will not be used for undergrounding, due to greater cost. Turgeon agreed to investigate cost and GGHPC options, and report back at the next meeting.
--Neighbors on "F" Street want street sweeping signs between 20th and 25th streets.
--There is an upcoming Balboa Park tour with Assembly member Gloria. Vandenheuvel and Curran plan to attend.
--City of San Diego Parks Master plan: Vandenheuvel and Swarens provided input at the latest meeting; GGHPC member input has been provided at numerous meetings.

(2) Vice-Chair's Report (Briggs).

Briggs appreciates the vote of confidence in being elected Vice-Chair. He has been in touch with engineering in the City Traffic Dept. about way finding, and will report back.

(3) ANAC Report (Swarens).

At the April meeting, airport terminal expansion was discussed, as well as noise mitigation measures to the north, not affecting Golden Hill. (Starcevic will attend the next meeting, with Kroll as backup.) Resubmittal of the environmental issues with new data and access, transportation. Starcevic also attended.

8:04 Adjourn

Next Meeting: June 12, 2019 at 6:30 PM

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