

**Greater Golden Hill Planning Committee
August Meeting Minutes
Wednesday, August 12, 2020, 6:30 P.M.
This is a virtual meeting
(not in-person) through Zoom
www.sandiego.gov/planning/community/cpg**

6:34PM Call to Order

Present (9): Kathy Vandenheuvel (GGHPC Chair, Community Planning Committee (CPC) Representative), Tim Briggs (Vice Chair), Michael Nazarinia (Secretary), Victoria Curran (Balboa Park Representative, Bicycle Subcommittee Chair), Reyna Ayala, Cheryl Brierton, Joe Coneglio, Sabrina DiMinico, Paul Schumacher

Absent (5): Susan Bugbee (Elections/Membership/Historical), Erica Araiza (Airport Noise Committee Rep), Valerie Pasquetto, Richard Santini, Susanna Starcevic)

9 members present

Public 16 total present Allison Ohalloran Kristen Edden

Additions and/or Deletions to Agenda

Brierton inquired if proposed zoning changes would be assigned for review by GGHPC members for input at later meeting, Chair indicated that we could not add this as an agenda item however it could be discussed during the Chair's report. However, the meeting ran over the allotted time and this item was not followed up on during the meeting.

Review/Approval of Minutes of July 2020

Nazarinia moved, Briggs seconded: To approve GGHPC minutes of July 8, 2020, with the following amendments by Chair: Curran absent, Coneglio present: motion carried, 7 yes (Vandenheuvel, Briggs, Nazarinia, Ayala, Brierton, DiMinico, Schumacher), 0 no, 2 abstentions (Curran/not present, Coneglio-battery died at end of meeting)

6:40 Governmental Reports

We had the rep present from Susan Davis' office but she was only able to listen in and did not provide a report. She provided her contact information in the Chat (we should check with Tim on the Chat information and to confirm her name and contact info)

39th CA Senate District Chevelle Tate 619.645.3133 chevelle.tate@sen.ca.gov

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 Council District 3 Brett Weise 619.236.6633 bweise@sandiego.gov

City Planner Bernard Turgeon 619.533.6575 bturgeon@sandiego.gov

Community Officer Ricardo Rios 619.744.9516 rrivas@pd.sandiego.gov

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

Public comment

Non-agenda public comment:

Coneglio – 22nd and F street who said “no” to the all way stop. Weise was supposed to follow up re 2-way Street in Ash. Chair will check.

City of San Diego Sewer-Storm Drain GJ 828 SDP Project 652296. Sewer and Storm Drain Group 828 will replace the aging and deteriorating sewer mains and install new storm drain pipes within parts of the Balboa Park Golf Course and Switzer Canyon. The construction work will take place on City right-of-way (streets) and other paved surfaces, as well as easements located in the canyon. The project will: Replace approximately 1.71 miles of existing sewer piping; Install approximately 0.07 miles of storm drain pipes; Abandon approximately 3,800 linear feet of existing sewer mains; Abandon approximately 170 linear feet of existing storm drains pipes; Use best management practices (BMPs) for erosion control, storm drain inlet protection and restoration of disturbed areas to their original condition; Resurface streets impacted by its construction activities; And install new curb ramps that will improve mobility access for people with physical disabilities. Presenter: Sabeen Cochinwala, Project Manager, City of San Diego Public Works Department, (619) 533-4661, SCochinwala@sandiego.gov Patrick Mulvey also presented.

See attachment.

Questions:

Vandenheuvel – 6:53pm 26th and Pershing – between operations drive and 26th street, no sidewalk here, main access way, are there any planned upgrades?

Curran – another project will be impacting this intersection and that project to improve this intersection should take place and Kathy hopes it could take place at the same time.

Sabeen – none planned for surface work unless its adjacent to the construction work.

Brierton – very puzzled, what are specifically what areas going to get resurfaced and curb ramps, specifically.

Palm street will get new ramps due to excavation

Blue and orange

Kate Callen – North Park resident what are energy dissipater – 7:01pm

Patrick: required to prevent erosion in the canyon and smallest in footprint and least intrusive 5'x7' only visible when in front of them. Can we get pics? Patrick will send out pic

Vandenheuvel – 32nd street canyon mitigation? Patrick mitigation can't be done in canyon and is offsite remote from Golden Hill.

Brierton – could mitigation occur in our community? Patrick, says no. Brierton, what rules say that or the policy that prevents that? Patrick permitting requirements through other jurisdictional basis. Brierton would like to know what prevents mitigation from being done in the area.

7:09 **Nazarinia** Mitigation

7:13 **Sabeen** —maroon south and county

Significant barriers

Briggs- motion to recommend to approve presentation because getting 32nd street as a mitigation site is not feasible.

Nazarinia second to approve presentation 7:26

Motion: Briggs Subject to documentation that mitigation cannot be done in the mitigation timeline required for the project at the 32nd street location. Aric Henschen: to be even here, the mitigation sites need to be already approved. Let's make that a 32nd canyon mitigation site.

Vandenheuvel can make a request to the city to make it a mitigation site.

Callen what kind of mitigation?

Any kind of mitigation anywhere else they do they need to go and do mitigation

7:33

Cochinwala -

Motion passes Unanimously 9-0 to support sewer/drain project through golf course, subject to documentation that offsite mitigation required for the project cannot be in the 32nd Street Canyon within time for the project approval period.

7:37pm **Gary Roberts** public comment arrived late, exception granted by Chair:
City council 66-3 voted for new tax against property owners. October request for agenda information item, request to schedule presentation for October 2020 meeting from City officials for property tax increase for homeless (on November ballot) before election about this new tax for subsidized housing.

7:41: **T-Mobile 26th & C Street ROW: Project Number 533580, Neighborhood Use Permit (Process 2)** Follow-up presentation from January to present alternative antenna light pole design. Presenter: Vincent Voss, SAC Wireless, vincent.voss@sacw.com, (630) 220-8156.
7:46: **Nazarinia motion** to recommend to approve and Coneglio second. 7:50pm Cheryl abstained because still doesn't like it but better than the last one.
8 in favor 1 abstain, Brierton (design still ugly, not persuaded light and pole can't be consolidated) **Motion passed.**

7:52pm **Housing Legislation Code Update: Development Incentives for Small Lot Developments and Accessory Dwelling Unit Parking.** These two proposed code updates would amend the City's ADU regulations to no longer require parking and encourage the construction of multi-family housing on small in-fill lots by providing the use of one incentive to deviate from development regulation if the project is location within a TPA (transit priority area) and proposes to construct at least 90% of the density permitted. (Incentive cannot be used to deviate from density or FAR and height deviation limited to 30%). The GGHPC should consider making a recommendation as this item will be on the CPC August agenda.

7:56 **Vandenhuevel:** State required parking to be there for ADU, San Diego does not require it. **Brierton:** Mobility element in the community plan, we recognize because of the climate action plan by the city, but at some point enough is enough. We should not be waiving parking requirements.

DiMinico – requests clarification about ADU and this entire concept.

8:00 Vandenhuevel –clarifies about the parking being removed and not replaced when ADU placed. The planners have said they have a high bar to refuse an incentive for a developer.

8:05 **Nazarinia**

8:07 **Schumacher** this feels like a big step forward and see these projects in front of us and voice that to the developers for the most egregious. ADU best entry points for affordable housing including state law to be sold off. Ultimately the owner will decide if a property needs parking or not. Should be encouraged.

8:10 **Briggs** purpose is? **Vandenhuevel** for small lot incentive program wouldn't need to go to planning group if it's about a setback.

Brierton Motion to require replacement parking for the ADU. **Motion failed.** Yes 3-- Brierton, DiMinico, Coneglio; No- 3-Briggs, Curran, Schumacher, Abstain - 3 Nazarinia (Needs to do more research), Ayala (state law does not allow this), (Vandenhuevel (just wanted input for CPC, will abstain) **Motion does not pass.**

8:25 Vandenhuevel – motion about small lots

Coneglio what about making them Air-B-B short term rentals?

Brierton & Briggs Motion to approve the incentives for small lots with affordable housing and should prohibit rentals for less than 30 days. 8 yes one abstention is Vandenhuevel only wanted input for the CPC, **Motion passes.**

Aric Henschen – owned a 4 unit sees a lot of the same problems as north park migrating south. Infrastructure not there for having no parking.

8:18 **Schumacher** – North park was having problems because of massive curb cuts so that is not an issue for south park or golden hill.

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. Brierton: Council District 4 Montgomery has requested ban on carotid restraint; more training for equitable approach and held back \$29M from police budget to be reprogrammed with independent budget analyst to repurpose. Reducing fines and adding more time to pay. Asking for more oversight and more surveillance. Duty to intercede. Brierton provided overview of local and state proposals. Vandenheuvel tabled as a future action item, when GGHPC has further information from Councilmember Montgomery.

8:36 **Kate Sessions Commitment tree planting initiative.** Project for planting 100 trees every year in and around Kate's birthday, which is in November. Presenter: Beryl Forman, Marketing and Mobility Coordinator, El Cajon Boulevard Business Improvement Association, (619) 283-3608 beryl@theboulevard.org Beryl Forman: desire to be 30% canopy coverage is city plan. Beryl Forman is selling support for planting trees. Referred to various community resources, as GGHPC has no funds. Interest in a potential subcommittee.

8:49pm end presentation

8:50 Chair Report

Greater Golden Hill Community Planning Committee

August 12, 2020 Chair's Report

1. CUP for Alcohol Sales at 30th and C St: Continued to receive multiple email communications from residents regarding this project expressing concern over the approval of alcohol sales at this site until midnight as well as objections to having another 7 Eleven in Golden Hill. We received notice that the public hearing to be held on August 19 at 9:00 AM. The Hearing is not deciding whether a 7-Eleven can occupy the space, they are only deciding whether alcohol can be sold there. We also received the draft permit and report to the hearing officer. The draft permit includes the conditions that were reflected in the recommendation of the GGHPC except for the hours of operation. We recommended that the CUP be limited to end alcohol sales at 9 PM. The draft permit allows sales until 10 PM Sunday through Thursday and until midnight Friday and Saturday. Members of the public should see the [Hearing Officer webpage](#) for further information regarding meeting agendas, virtual public participation, and to [learn more](#) about submitting public comments. They may also contact us at hearingofficer@sandiego.gov with any questions regarding the meeting.

2. July 13 virtual meeting with Councilmember Ward and CD-3 CPGs: I was joined by representatives from the Downtown, North Park, and Normal Heights on a virtual meeting with Councilmember Ward regarding concerns our groups have on the Draft Parks Master Plan. Our groups were united in our concerns and we followed up with a letter documenting specific requests: "(1) Push this [Draft PMP] back to Planning with a recommendation to adjust the plan with CPGs input. We understand that Planning feels there are too many diverse communities for

this; yet all of the District 3 groups have found common ground. (2) Ask for a Planning/CPG working group to revise the point system. Measuring recreational quality instead of mere acreage is an excellent idea. But it's unrealistic to equate 3 acres of park land to a "way finding/signage system" and a "place making element". The right group could fix this in little time. (3) Ask that periodic reviews and corrective actions take place annually for, at least, the first few years. Otherwise, this will turn into a stagnant document with built in deficiencies." The comments that Golden Hill and North Park submitted to the City on the PMP were included as attachments to this letter.

3. July 28 CPC Meeting: This virtual meeting has been recorded and posted on the City's website. Agenda items included: 1) City of San Diego Housing Legislation code update package - Kelley Stanco, presented proposed amendments to the San Diego Municipal Code to address recent State housing legislation and ensure compliance with State law. Two items were referred to our August meeting which was not tied to State requirements, elimination of the parking requirement for ADUs and the small lot incentives. These items are on the GGHPC August agenda to provide input prior to the August CPC meeting. 2) Complete Communities: Play Everywhere, Parks Master Plan, Housing: Solutions and Mobility Choices, and Infrastructure plans. No additional action on these items were taken but there was a large amount of frustration with members regarding the lack of communication from the Planning Department.

4. August 6 meeting with Officer Ricardo Rivas. Met with our new community relations officer outside of the SDPD Central Station. His contact information is Officer Ricardo Rivas, Community Relations Officer, Central Division, San Diego Police Department, rivas@pd.sandiego.gov, 619-744-9516.

8:54 Vice-Chair report by Briggs

1. Golf Course Drive Closure - I confirmed with the Parks and Rec Department that the Golf Course Drive vehicle closure occurred as a part of the parking lot closures for the Golf Course and Golden Hill Park, not a slow streets initiative in Balboa Park. While the entrances were staffed during the closure, staff was not instructed to count pedestrians, but were posted to enforce proper usage during the closure. This represents a missed opportunity for the community to further demonstrate the value of improved pedestrian facilities along Golf Course Drive.
2. Intersection Painting - I reached out to Howard Blackson and Ryan Sullivan to propose the idea of an intersection painting at Beech and 30th Street. This would be a way to draw further attention to the area as a destination and make it safer for pedestrians crossing the street. Our discussion is on hold for the moment as the businesses push to add outdoor seating, but if you would like to contribute in the future, please let me know.

8:56 **Curran** Bike Plan Subcommittee report

Waiting for word back from Bernard Turgeon. Improvements may be coming uncertain.

ANAC update from Vandenhuevel 76% reduction in air travel due to covid-19. The quieter homes program is continuing.

9:04pm Adjourn

Next Meeting: September 9, 2020 at 6:30 PM

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