

GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES

June 13, 2012 -- Approved

Meeting was held at Balboa Park Golf Course Club House on Golf Course Drive. Chair Pat Shields called the meeting to order at 6:35 PM. Agenda had been posted in accordance with the Brown Act. A quorum was present.

Members present: Cheryl Brierton, Richard Baldwin, Maureen Burke-Medvedev, Susan Bugbee, Janice Davis, John Kroll, Pat Shields, David Swarens, Angela Vasconcellos. **Members absent:** Ruchell Alvarez, Octavio Gonzales, Richard Santini, David Strickland, Matt Thomas,

GOVERNMENTAL REPORTS

Community Police Officer Kevin Vasquez took a question (from Shields) about threatening-looking people who raid the recycling bins. The police will try to enforce the code outlawing this behavior on collection days (Wed. evening, Thu. morning) in Greater Golden Hill.

53rd Congressional District Staff Member Katherine Fortner announced that a grant-writing workshop sponsored by Representative Susan Davis will be posted online. Davis, State Assembly Member Toni Atkins, and City Council representative Todd Gloria will share a booth at the South Park Old House Fair June 16.

76th Assembly District Staff Member Lindsay Masukawa reported that redevelopment bills have died in Sacramento. A trailer bill may be attached to upcoming legislation that would give power over redevelopment to the Dept. of Finance. Shields noted that density is a key concern in Greater Golden Hill.

PUBLIC COMMENT

Howard Blackson said that Todd Gloria is looking to transform a number of parking spaces into "parklets" with protective seating areas.

The owners of Gala Foods announced they intend to transform the market into a natural foods store similar to Sprout's. They will seek a historic designation for the store, which was built in 1963 and is representative of a style of commercial architecture of that time. They also plan to build a smaller structure in the parking lot and hope to interest a bank in opening a branch there.

COMMUNITY PLAN UPDATE

Bernie Turgeon passed out a map with suggested changes, which generally fall into the areas of additions or changes to land use, aligning the plan with zone boundaries, and revising the map legend.

Examples of the first, additions or changes to land use, include:

1. Broadway at 19th and 20th streets, now designated as medium density residential, which could be changed to neighborhood commercial or mixed use as the blocks now contain both commercial and mixed-use properties;
2. Broadway at 25th St., now designated as community commercial, which could be changed to institutional as the site now contains a fire house;
3. Broadway at 30th St., now designated as residential, which could be changed to neighborhood commercial or mixed-use because one corner now contains a commercial establishment (barber shop and flower shop).

Examples of the second, aligning the plan with zone boundaries, include:

1. Hawthorne St. east of Fern St., where a lot with a single-family house is zoned commercial and where a section with commercial property is zoned residential. The lot could either be left as commercial or be rezoned residential to match the existing use and zone..
2. Beech and 30th streets, where several lots with single-family homes are zoned commercial. The area could either be rezoned commercial or re-designated as residential to match the existing use.
3. 28th and B street, where a portion of the condominium complex is designated commercial but zoned residential. This could be re-designated as residential.
4. 28th St. south of E St., where the community plan specifies the area as medium density but the zone designation is medium-high density. The medium-high density could be expanded throughout the area.

The map legend revisions could take place for areas zoned RS1-4 and RS 1-1 as well as commercial areas.

Discussion:

Turgeon: 1. Charette participants expressed interest in extending commercial areas. Zoning changes would increase mixed-use properties, such as on Broadway between 19th and 20th streets, but without a need to increase height limits. 2. The CPU basically “tidies up” the existing plan without addressing density issues or view corridors. The city does not want to reduce densities. Property owners who do must involve other property owners in the discussion.

Davis: Charette participants emphasized not chopping away at areas of different densities.

Burke-Medvedez: The map does not indicate the large number of granny flats, especially in South Park. (Turgeon’s reply: Those flats are considered as accessory to the main units.) Next month’s discussion need not be limited to issues brought up tonight.

Shields: 1. The area at Broadway and 30th St. is dysfunctional as it stands. 2. Any discussion of changes to proposed zoning should involve the affected property owners.

The community plan update will be discussed in detail next month.

A proposal to create a subcommittee to deal with density and the community plan update was passed (8 in favor, 1 abstaining).

MONITORING WELL

Gregory Cross of Public Utilities reported that drilling began at 32nd St. and Broadway on June 4-5 during daytime and early evening hours. 24-hour drilling began June 6. Residents were asked about the impact of drilling noise. Although three residents complained, none wanted to move to the accommodations reserved in Mission Valley, so those reservations have been released.

24-hour drilling is expected to be completed within two weeks. The entire project will be finished by mid-July. The quality of water found there will be ascertained by July or August. Fence graffiti will be cleaned up. The property could support two or three wells.

COMMITTEE SIZE

The committee voted (7 in favor, 2 opposed) to amend its by-laws reducing the number of members from 16 to 15. Discussion cited the need to avoid voting ties but maintain a diversity of voices on the community.

INCREASING COMMUNITY PARTICIPATION

Various methods of increasing community attendance at meetings were discussed, such as compiling a list of residents who express interest in receiving a monthly agenda, forming a Facebook page, and posting agendas in kiosks and at community businesses. Although the issue will be discussed again next month, the consensus was that increased attendance was unlikely unless an issue directly affected a resident or group of residents.

32nd STREET CANYON

The minutes of May 2012 indicate that GGHPC agenda of June 2012 would include a discussion of trash pickup at the 32nd Street Canyon. Accordingly, this item was added to the agenda. At the present time, the issue has been resolved with an agreement by the adjacent elementary school to maintain the trash barrels.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

