

GREATER GOLDEN HILL PLANNING COMMITTEE MINUTES

February 12, 2014 – APPROVED

The meeting took place at Balboa Park Golf Course Club House on Golf Course Drive. Chair Ruchelle Alvarez called the meeting to order at 6:35 PM. The agenda had been posted in accordance with the Brown Act. A quorum was present.

Members present: Present: Ruchell Alvarez, Cheryl Brierton, Susan Bugbee, Mike Burkart, Ashley Christensen, John Kroll, Richard Santini, David Strickland, David Swarens, Matt Thomas, AngelVasconcellos. **Members absent:** Richard Baldwin, Janice Davis, Pat Shields.

Approval of Minutes: The January 2014 minutes were approved with two abstentions.

GOVERNMENTAL REPORTS

Community Police Officer – In response to a question about graffiti and tagging around 26th and 31st streets and Ash St., Kevin Vasquez urged residents to call him when they see it so he can have it photographed and forwarded to the vandalism team – or they can photograph it themselves. The city will paint over graffiti on private property if the owners have letters on file with the city.

39th Senate District (Sen. Marty Bloch) – No appearance

53rd Congressional District (Rep. Susan Davis) – Gavin Deeb reported that funding has been secured for new lanes at the San Ysidro border crossing,

City Council District 3 (Todd Gloria) – Courtney Thompson noted that a special lighting assessment district is in force on 30th St. She will find out if that money can be used for new acorn lights. She will also investigate whether correct procedures are being followed on undergrounding.

NON-AGENDA PUBLIC COMMENT

A community resident who in January had pointed out graffiti in the Cedar and Beech Street area reported that it has been removed,

ELECTIONS

Vasconcellos reported on candidates for next month's election. Of current members, Bugbee, Christensen, Davis, and Strickland will run again. Baldwin is termed out. Shields' status is uncertain. Former committee member David Skillman and community member Kelly Sanderson will run.

Kroll announced he is stepping down as Interim Secretary.

ACTION ITEM

Golf Course project. Project Manager Todd Schmidt reported actions since his prior presentation to the committee in July 2013. No funding source has been found for a bicycle and pedestrian path along Golf Course Drive between 26th and 28th streets. The City Attorney has opined that Enterprise Funds cannot be used for such a path.

In November the Balboa Park Committee and Design Review Committee both approved the remodeling plan. In January the Park and Recreation Committee recommended that the issue come back to the GGHPC for further discussion.

Present plans call for construction to begin in 2016 at a cost of \$12 million. Adding a pedestrian and bicycle path would cost an additional \$750,000. Because Golf Course Drive is a park road, not a city street, Park and Rec would have to pay for any improvements.

A review has found that while traffic would increase 17 percent if the project goes through, no significant impact is expected from the additional traffic. Project Officer Kevin Oliver suggested closing off Golf

Course Drive from 28th St. to the clubhouse if a safer pedestrian path is desired.

In committee comments, Brierton mentioned statistics showing that golf participation is down 30 percent and asked why \$12 million should be spent for non-golf activities such as weddings. Golf course manager Lew Millburn suggested that her statistics dated from the recession that started in 2008 and said that Balboa Park Golf Course traffic has increased 35 percent in recent years, although the course still operates in the red and is subsidized by revenue from Torrey Pines Golf Course.

Alvarez asked why the plan should not conform to the Bicycle Master Plan recently approved by the City Council.

Strickland pointed out that the design is a significant deviation from the East Mesa Precise Plan and asked whether an environmental impact report (EIR) will be done. He was told that an EIR is needed but that it is incomplete. A biology report has been completed. A separate bike lane would increase the cost and require more traffic studies. A separate sidewalk would take a minimum of 6 feet.

A motion (Alvarez/Brierton) was proposed: If the project cannot implement the East Mesa Precise Plan and include the multi-modal pathway from 26th to 28th St., then the committee does not support the project. It passed on a 10-0 vote with one abstention.

INFORMATION ITEM

Community Plan Update. Turgeon asked that it be placed on next month's agenda as an action item. The latest version includes two proposed density upgrades in addition to the density reductions proposed and approved by the committee. The upgraded areas include 25th St., which includes a mixed-use option to a maximum of 44 dwelling units per acre (du/ac), including a density bonus, and the City Operations Yard, which would increase from the present maximum of 29 du/ac to 44 du/ac. Turgeon noted that the area is below grade, which would mitigate the impact of the increased impact.

Turgeon hopes that the committee can approve one plan with both the reduced density and increased density areas. If it does, the one plan would go to the City Council for approval.

He noted that current parking requirements would be retained.

The meeting was adjourned at 8:30.