

Greater Golden Hill Planning Committee
 7-12-17
Golden Hill Community Recreation Center
www.sandiego.gov/planning/community/cpg

Call to Order **6:30pm

Attendance:

| Name | Present | Absent |
|--------------------|---------|--------|
| Ruchell Alvarez | x | |
| Cheryl Brierton | x | |
| Sabrina DiMinico | x | |
| David Swarens | x | |
| Andrew Zakarian | x | |
| Richard Baldwin | | x |
| Melissa Serocki | x | |
| Victoria Curran | x | |
| Janice Davis | | x |
| Susan Bugbee | x | |
| Joe Coneglio | x | |
| Oscar Medina | x | |
| Cristina Magana | x | |
| Kathy Vandenheuvel | x | |
| Saad Hirmez | | x |
| Susanna Starcevic | | x |

City Staff Present:

Council Member Chris Ward – Councilmember District 3
 53rd Congressional District – Ashley Campbell 619) 280-5353, Ashley.campbell@mail.house.gov
 Council District 3 – Tyler Renner 619) 236-6633 trenner@sandiego.gov
 City Planner –Bernard Turgeon 619) 533-6575 bturgeon@sandiego.gov

Motion by Brierton to approve 6/14 meeting minutes with the amendment that Susanna Starcevic also wants to the get the NORA; seconded by Christina Magana (9 –yes, 3 abstentions (DiMinico, Serocki, Swarens)

Governmental Reports

- 1) Ashley Campbell – Rep Susan Davis has continued to fight on our behalf to maintain funding like EPA, Medicaid and Student Loan forgiveness) ; introduced bill – flexibility for military families gives families more time to transition when they have to move to another state; Teacher Health and Wellness Act; Voices for Veterans and Private Act; have also expanded East County office hours
- 2) Bernie Turgeon – said the study of the Golf Course Multi Modal path is complete and provided the following update:

Using Golden Hill Development Impact Fee funds, an engineering consultant was retained to conduct a feasibility study to evaluate various alternatives for multi-modal improvements to Golf Course Drive between 26th Street and 28th Street.

The study evaluated 3 alternatives with and without the rerouting of the roadway proposed by the Golf Course Clubhouse project. At this time, roadway rerouting is no longer being considered by that project. Drainage would be corrected by two new detention basins.

The roadway is a park road and is currently configured as a 2-lane street with pavement width ranging between 18 and 32 feet. A standard travel lane width is 11-12 feet, so portions of the roadway are not optimally configured. There are no sidewalks except for a portion fronting the recreation center; and there are no bike lanes.

Current traffic volumes are 4,141 ADT south of the clubhouse and 3,335 ADT to its east. A low volume street would typically have less than 2500 ADT.

Pedestrian and bicycle counts show volumes higher on weekends and a majority of users are pedestrians.

Alternative 1 – Multi-purpose Path

Two 11-foot travel lanes with a 14-foot wide multi-use path on the south and east sides of Golf Course Drive. Cost estimate: \$3 million

Alternative 2 – Class II Bike Lanes and Sidewalk

Two 11-foot travel lanes with adjacent 7-foot Class II bike lanes and a 5-foot sidewalk on the south and east sides of Golf Course Drive (consistent with East Mesa Precise Plan). Cost estimate: \$3.71 million

Alternative 3 – Bike Route with Sharrows and Sidewalk

Two 14-foot travel lanes with a 5-foot sidewalk on the south and east sides of Golf Course Drive. Cost estimate: \$2.79 million

The report is currently being revised to include a lower cost fourth alternative to reconfigure Golf Course Drive as a one-way street west to east with a multi-use path within the existing pavement. There is a similar proposal within Presidio Park. The final draft with the range of 4 options will be presented to the community when complete.

Brierton noted they've resurrected the one-way punitive proposal despite the traffic study which is unacceptable to the Community and recommended they replace it with her alternative low cost project which is to just do one-way street on the east side only with an incorporated multimodal path and leave the rest dirt and let the golf course use their money to pay for it when they don't like the dirt; Turgeon said Brierton's suggestion as a partial/phased approach is inconsistent with this report which considers only plans to complete the entire road. Vandenheuvel – noted it sounds like either way we have a funding issue because we don't have the money in the Developer Impact Fees (DIF) fund and we won't have any anytime soon. This is a project the community has wanted for a very long time and asked if Turgeon had any suggestions on who we can go to for alternative funding – e.g. Sandag? Bernie said that maybe Sandag or the Park funds could help since this is a Park project. Brierton suggested we re-raise this issue with the City Attorney because Jan Goldsmith was very conservative in saying we needed to prove that every person using this road was going to the Gold Course. Now that we have a new city attorney that is more progressive Brierton would like her to revisit this project especially since the Golf Course said they were willing to do the road in front of their portion; Magana asked how the GGHPC could officially oppose the 4th alternative – Turgeon recommended we put it on the agenda for a future meeting and make a motion. Brierton said the fact that they're suggesting west to east when the study showed the community uses it east to west demonstrates that they want it to benefit the golf course. If they want the Golf Course to benefit, the Golf Course should use their funds; Zakarian asked Turgeon to confirm what alternative 1 was. Turgeon said Alternative 1 would have a barrier and on the south side there would be a 14 foot area where they would construct a pedestrian/bike path (Alternative 1 is the only alternative with physical curb separation of bike path from autos)

Chair, Vice Chair CPC reports

1) Historic District Review irregular boundary 2) airport noise – agreement with FAA 2 year gap in quieter homes program; now restarting; 3) CPC accessory dwelling unit on 7/24; CIP program 4) Balboa Park Conservancy Tour – Swarens, Brierton, Curran, and Vandenheuvel attended; The Balboa Park Committee is motivated to return City Yard to park (40% Balboa Park, 60% Golden Hill) 5) Community Choice Aggregate feasibility study will be released tomorrow 6) Soccer City will be on our September Agenda both sides Goal San Diego and Public Land Public Vote; Vandenheuvel suggests moving Community Choice to October Agenda and Swarens agreed; Curran is there a time limit? Goes to council in January; Medina what is Soccer City going to do when the vote is not until 2018 but they want an endorsement.

Non agenda public Comment

Mike Gruby stated there was another pedestrian accident at Fern/Grape. Wants to suggest that we close Fern/Grape and then see how we can make it safe; Saad is in favor of closing the Street and he owns most of the property; DiMinico there is a continual problem with parked RVs/boats/commercial vehicles/oversized vehicles on Elm and Cedar between Fern & 31st street. Neighbors have noted reported the continued problem to the SDPD non-emergency line as well as to Community Officer Kevin Vasquez yet the vehicles are not being ticketed.

Bill Robertson said he would like the issue of parking permits to be revisited in our neighborhoods. Recently the city changed the parking on 22nd between E street and F now only one car can get the through there. Coneglio that was by design because the city refused to put in traffic calming measures so the angled parking was the resolution

Action Items:

- 1) (Chris Ward's 3rd district council office) Comment and provide recommendation to council office & City regarding honorary Street Naming for Leon Williams
Councilmember Ward first provided an update on what's been happening in his office – capital improvements, Park/Rec, Street improvements (1,000 miles in 3 years), Public Safety/Neighborhood Services Staying the course; Midyear the council can reallocate appropriated money and can reallocate money not being used without a veto from the Mayor and they can use savings for community programs; wants to design proposal for Qualcomm, homeless TOT for voters; wants continued input on pedestrian safety; streets; 30th street development project (the guild), traffic especially at 30th and Broadway and Fern/30th. Main reason he was here was to get support from the GGHPC for the Honorary street naming for Leon Williams. **Motion** by Brierton – GGHPC supports the honorary street name recognition of Leon Williams on E street pursuant to SD Municipal Code 125.1130; Vandenheuvel seconded (unanimous approval; 1 – abstention (Swarens); Ward asked for questions from the board/audience: Vandenheuvel asked the City Council maintain the owner/occupancy and 30 day minimum rental restrictions when they vote on the upcoming Companion Unit Regulations. Questions from community audience – Bill Robertson noted that he emailed Ward's office regarding 2 items – Rusk Blvd – many property owners have placed signs that say “do not park” on the south side is this legal? Ward said the signage is legal if it's on their property but not to enforce; undergrounding from several years ago has torn up streets in some areas and E street has a lot of unfinished utility work. Ward noted that Tyler Renner would look into this.
- 2) Acceptance of letter of resignation from GGHPC by Richard Baldwin, and setting election at our next regular meeting to fill remainder of the vacated term. **Motion** by Vandenheuvel to accept resignation and declare a vacancy; Brierton seconded motion and asked that Chair send a letter thanking Baldwin for his service – Vandenheuvel asked whether the board can vote on a candidate since there is only one vacancy. Alvarez asked what the remaining term is on Baldwin's seat. The seat is until March 2018. At the next GGHPC meeting, an appointment will be on the agenda since there is only one vacancy and in the meantime Swarens will announce to the community that there will be an appointment so that qualified candidates can attend the meeting and state their desire to be considered for appointment.
- 3) Brandon Costa from SAC Wireless T-Mobile project: Villas on the Hill - 2849 E Street. (City of San Diego DSD PTS: 495046) CUP/process four, for a wireless communication facility, total of nine panel antenna on roof, with associated equipment in the basement. This is a modification to an existing installation. T mobile wants to replace hardware to upgrade equipment and current CUP expired in March; Vandenheuval how long is permit? Costa replied it was for 10 years. Costa noted the City has started moving toward non-expiring for concealed equipment; Zacarian suggested we don't vote unless we have someone here from the condo association also that we don't' have enough

information to know what's behind those chimneys; It was noted that the Condo board already approved the project. **Motion** by DiMinico to approve a 10 year conditional use permit for Villas on the Hill with the condition that there is no new visible construction; motion seconded by Coneglio; 7- yes 2- opposed 3 – abstentions (Swarens as Chair, Brierton in protest against federal government not allowing us to comment on potential health effects, Magana because she doesn't fully understand the impact)

4) CIP (Capital Improvement Projects) Prioritization.

Vandenheuvel provided the following CIP Prioritization Subcommittee Report

GGHCPC

Subcommittee Members:

Kathy Vandenheuvel (Chair)

David Swarens

Victoria Curran

Cristina Magana

Last Meeting Held: May 31, 2017 at 6:30 PM

No new subcommittee meeting last month. However, David Swarens and I attended a workshop for the CIP FY2019 Survey on June 27th, 2017 prior to the June CPC Meeting.

City Staff were available for questions regarding the survey and guidelines for potential projects.

We met with Gretchen Eichar, who is the main point of contact for the City for this CIP update process. Her contact information is as follows:

Gretchen Eichar, AICP

Associate Planner

City of San Diego

Public Works – Project Implementation

T (619) 533-4110

E-mail: GEichar@sandiego.gov

The process is a 5-yr CIP planning outlook for the City to help establish funding needs for City Capital Improvement Projects. The report is scheduled to come out in January 2018 and will cover the five year period starting with FY2019. All inputs are requested through the online survey tool which will compile the projects into a spreadsheet which will be provided first to the CPC for "approval".

The City representatives mentioned that there will be time for a QC check after the information is compiled but it was unclear when and how that is to take place given the tight timeframe. The City wants the draft list completed by the community planning groups by July. (Aside: CPC decided first week of August in case any planning group was not able to meet first week of July due to the holiday).

Some clarification was provided as to what type of projects would be acceptable. There seems to be some flexibility determined by how the project is presented. Ex. Building a dedicated bike lane is a capital improvement, however, a striped bike lanes to an existing street would not be a CIP project; but a street resurfacing project that added a striped bike lane would be.

Replacements are considered a capital improvement, in the example of street light replacements the emphasis would need to be on the lights needing to be replaced because their old not because we want prettier ones.

Also during our discussions with Gretchen she identified the *Fiscal Year 2018-2022 Five Year Capital Infrastructure Planning Outlook* and provided a link to the reference document on the City's website below:

<https://www.sandiego.gov/sites/default/files/cip-fy18-22-outlook-rpt-final.pdf>

Motion by Magana to approve the following revised, prioritized project list:

Projects that were desired to remain on the list as priorities include:

- 25th St Renaissance Project
- 26th Street Pedestrian Pathway
- Golf-Club Drive Pathway
- Aquire Parkland
- Central Operations Yard
- When standard street lights are replaced, replace with acorn lights

Projects to remain on the list as low priorities include:

- South Park Wayfinding System
- Build Pedestrian Bridge over Pershing Drive to the opposite side of Balboa Park

Projects to remove from the list due to ineligibility include:

- GGH Community Street Restoration (Deemed a maintenance project - not CIP)
- Decorate South Park Utility Boxes (Deemed a maintenance project – not CIP)
- Deck over highway 94 (Caltrans Project – Not CIP)

Additional Projects Discussed for Inclusion into FY '18 List

- Russ Boulevard and 28th Street Pedestrian & Bike Connection suggested by David Swarens
- 25th Street/Golden Hill Park (Part of Balboa Park): Enhance safety of biking and walking on paved roadway, suggested by Cristina Magna
- Add each of the 5 identified Pocket Park locations from Community Plan, suggested by Kathy Vandenheuvel
- Grape Street Closure, Community Space/Park on Grape between Fern and 30th, suggested by Michael Gruby
- Bike lane on Broadway from 25th to 19th Street, suggested by Judd Curran
- I-5 Broadway overpass Street Lights
- New acorn lights needed on F Street

Motion seconded by Serocki 10-yes, 0- opposed 1-abstention, 1 non-participating (*Susan Bugbee had to leave early)

Meeting adjourned: 9:00pm

The GGHPC will break in August- Next Meeting will be September 13, 2017